



3 Bedroom
Cobbold Road, NW10

 **Portland**
Trusted, every step of the way

Offers Over £500,000
Freehold

Spanning over 1000sqft is a 3 Bedroom terrace house in Harlesden.

On the ground floor buyers can expect to find two reception rooms, a kitchen and bathroom to the rear. There is an excellent private garden stretching 24ft to the south. Upstairs are three good sized rooms and another family bathroom.

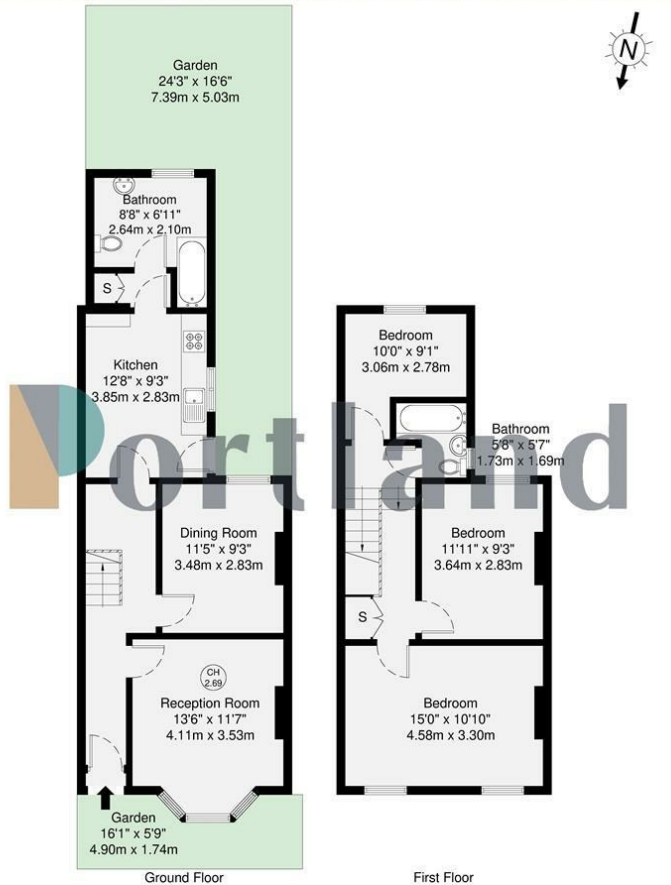
The property requires updating – allowing a prospective buyer to create their dream home and make something fantastic.

Cobbold Road is a 16min walk to Harlesden Station (Bakerloo, Underground) a 15min walk to Dollis Hill Station (Jubilee) as well as having the bustling High Street and rolling greenery of Roundwood Park a short stroll away.

- Freehold house in the heart of Harlesden
- Over 1000 square foot of accommodation
- Residents parking permit available
- In need of improvement
- Perfect for families or investors
- Close to Roundwood Park
- 13min walk to Neasden Station (Jubilee)
- Chain free
- 15min walk to Dollis Hill Station (Jubilee)







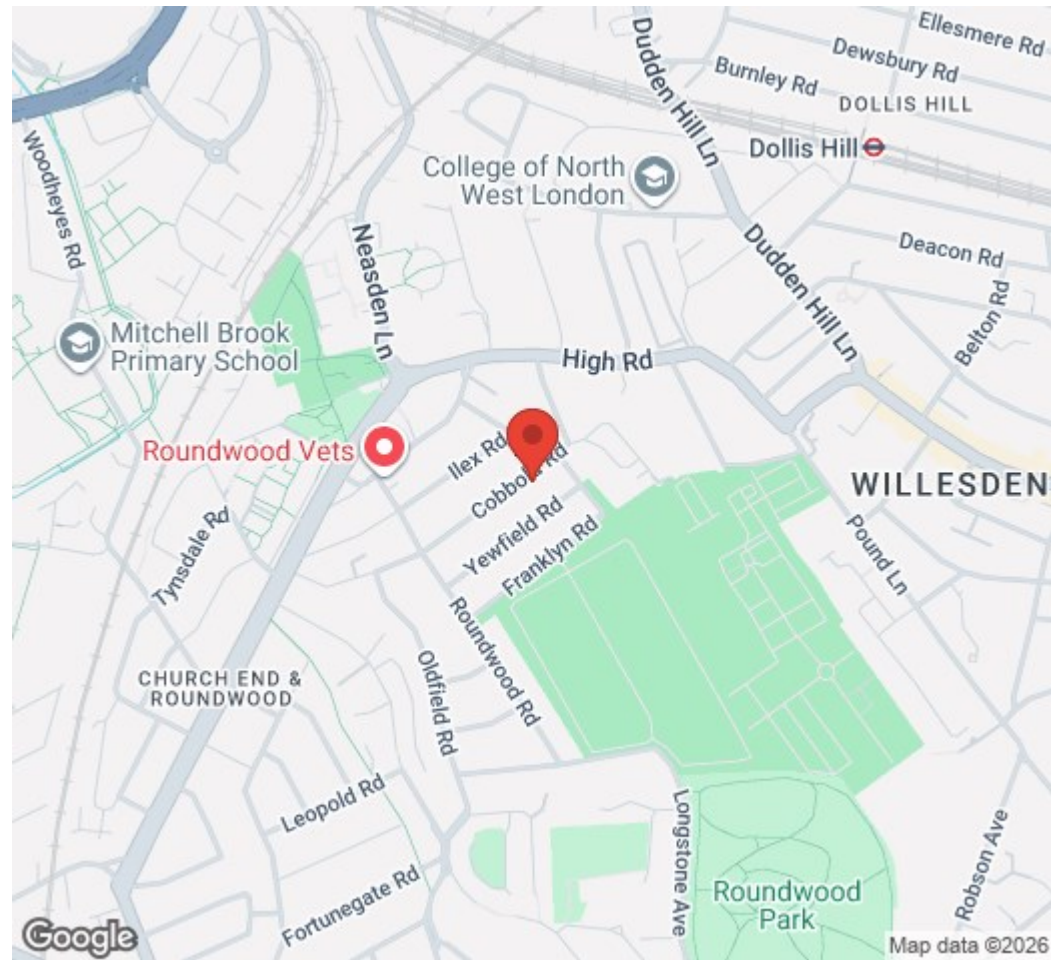
GROSS INTERNAL AREA (GIA)
The footprint of the property
98.4 sq m / 1059 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1 sq m / 10 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
37.2 sq m / 400 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		