



4 Bedroom  
North Circular Road, NW10

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

Asking Price £675,000  
Freehold

A substantial and versatile semi-detached family home arranged over three floors, offering generous and flexible accommodation well suited to a larger family or a buy-to-let investor.

The property is presented in good condition and benefits from four bedrooms, three reception rooms plus a study, and four bathrooms, conveniently positioned with one on each floor. A loft conversion provides a bedroom and study, along with a utility room and shower room/WC, further enhancing the practicality of the layout.

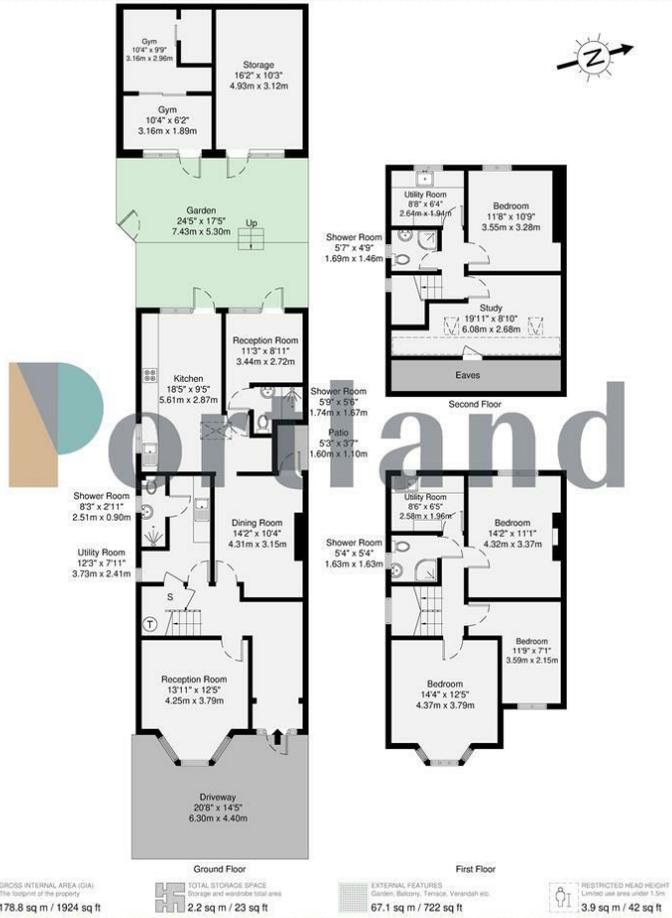
Additional features include gas central heating, double-glazed windows, and a gross internal floor area (including outbuildings) of approximately 2,262 sq ft (211 sq m). To the rear, the garden incorporates two outbuildings with electricity supply, currently used for storage, offering excellent potential for a home office, studio, or ancillary accommodation (subject to the usual consents).

The property is chain free and benefits from off-street parking to the front via a shared drive accessed from the North Circular Road. Conveniently located on the north carriageway of the A406, close to the junction with Neasden Lane North, the house is within a short walk of local bus services and shops in Neasden. Neasden Underground Station (Jubilee Line) is also nearby, providing direct access into Central London.

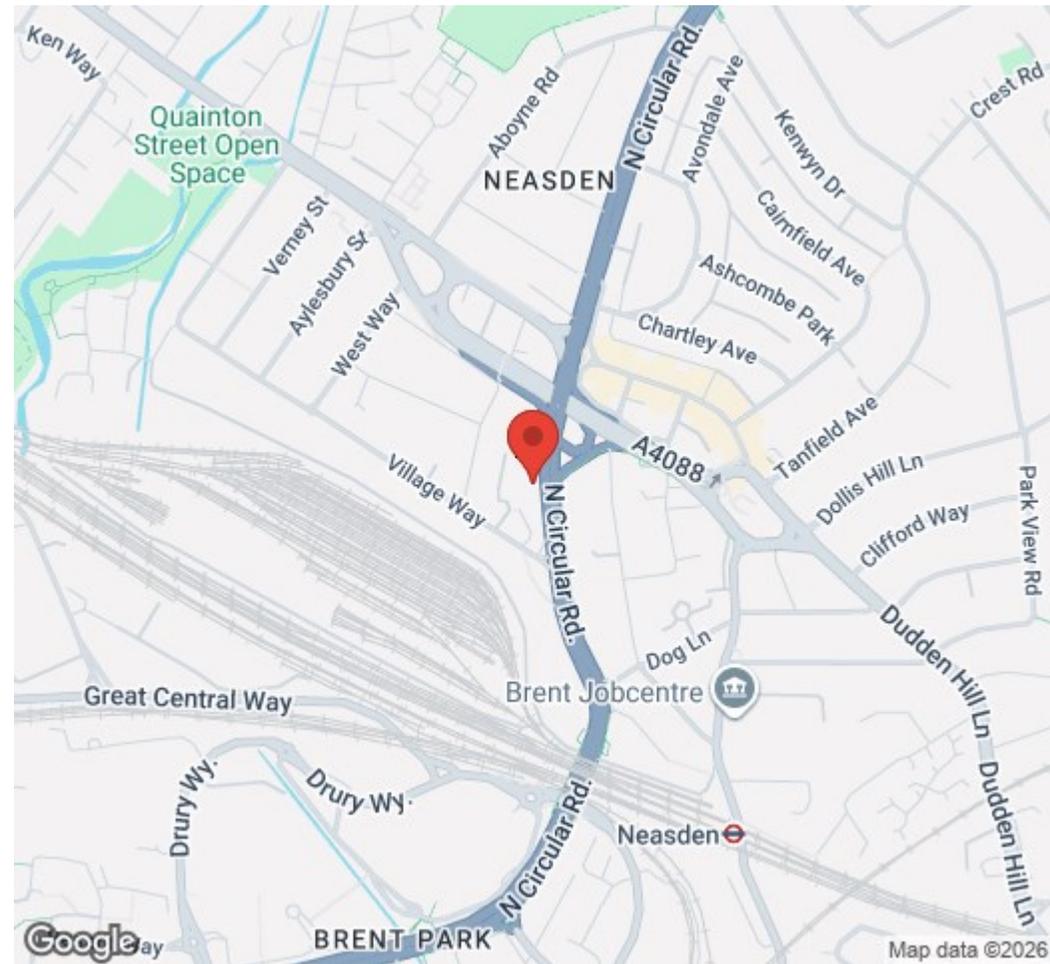
- Substantial three-storey semi-detached family home
- Four well-proportioned bedrooms arranged over three floors
- Three reception rooms plus separate study offering flexible living space
- Four bathrooms, conveniently located with one on each floor
- Loft conversion incorporating bedrooms, study, utility room and shower room/WC
- Gross internal floor area (including outbuildings) of approx. 2,306 sq ft (214 sq m)
- Two rear outbuildings with electricity supply, ideal for storage or home working
- Gas central heating and double-glazed windows throughout
- Off-street parking to the front via shared drive
- Chain-free sale, moments from Neasden shops, bus routes and Jubilee Line station







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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		