



4 Bedroom
Roundwood Road, NW10

 **Portland**
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Asking Price £600,000
Freehold

A rare opportunity to acquire a substantial Victorian terraced home on one of NW10's most popular residential streets. Extending to almost 1,400 sq. ft., this generously proportioned property offers exciting scope for refurbishment and the chance to create a truly impressive long-term family home.

The ground floor features a bright and spacious through reception room with excellent ceiling height, a separate kitchen, a versatile additional breakfast room/study, and a convenient guest W.C. Upstairs, the first floor provides four good size bedrooms and a family bathroom, offering flexible accommodation ideal for growing families or those working from home.

To the rear, a large private garden presents further potential for landscaping, entertaining, or even extension (subject to the usual consents).

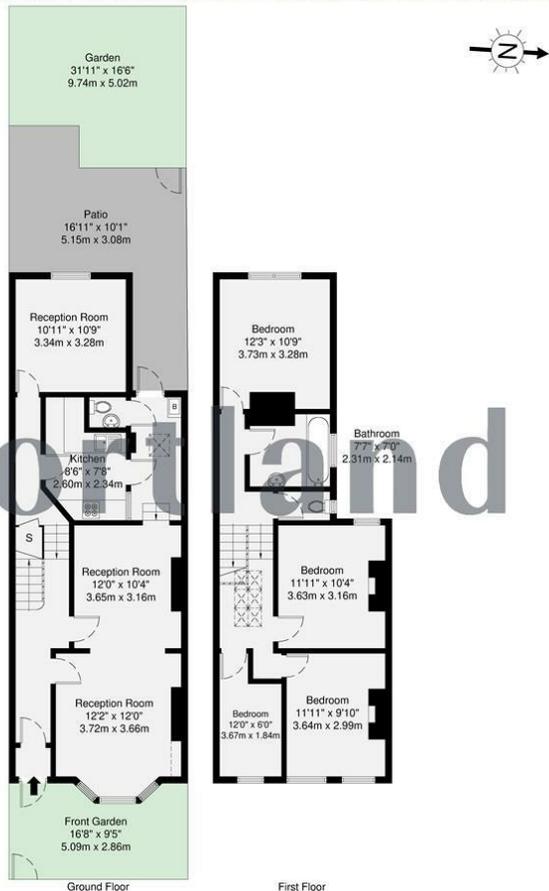
Roundwood Road is a sought-after Victorian street ideally positioned within easy reach of Harlesden Station (Bakerloo Line & London Overground) and Dollis Hill Jubilee Line Station, providing swift access into Central London. The award-winning Roundwood Park is just moments away, offering open green space, sports facilities and far-reaching views across the capital.

Buyers should also be aware that this property has previously been effected by Japanese Knotweed, this has been treated and has a ten year guarantee from 16/06/2021. A copy of the certificate can be provided upon request.

- Substantial Victorian terraced family house
- Approximately 1,400 sq. ft. of internal space
- Four bedrooms arranged over two floors
- Bright through reception room
- Separate kitchen
- Ground floor bedroom/study plus guest W.C.
- Large private rear garden
- Requires some refurbishment – ideal to add value
- 0.7 miles to Dollis Hill Station (Jubilee Line). 1 mile to Harlesden Station (Bakerloo & Overground)
- Moments from award-winning Roundwood Park







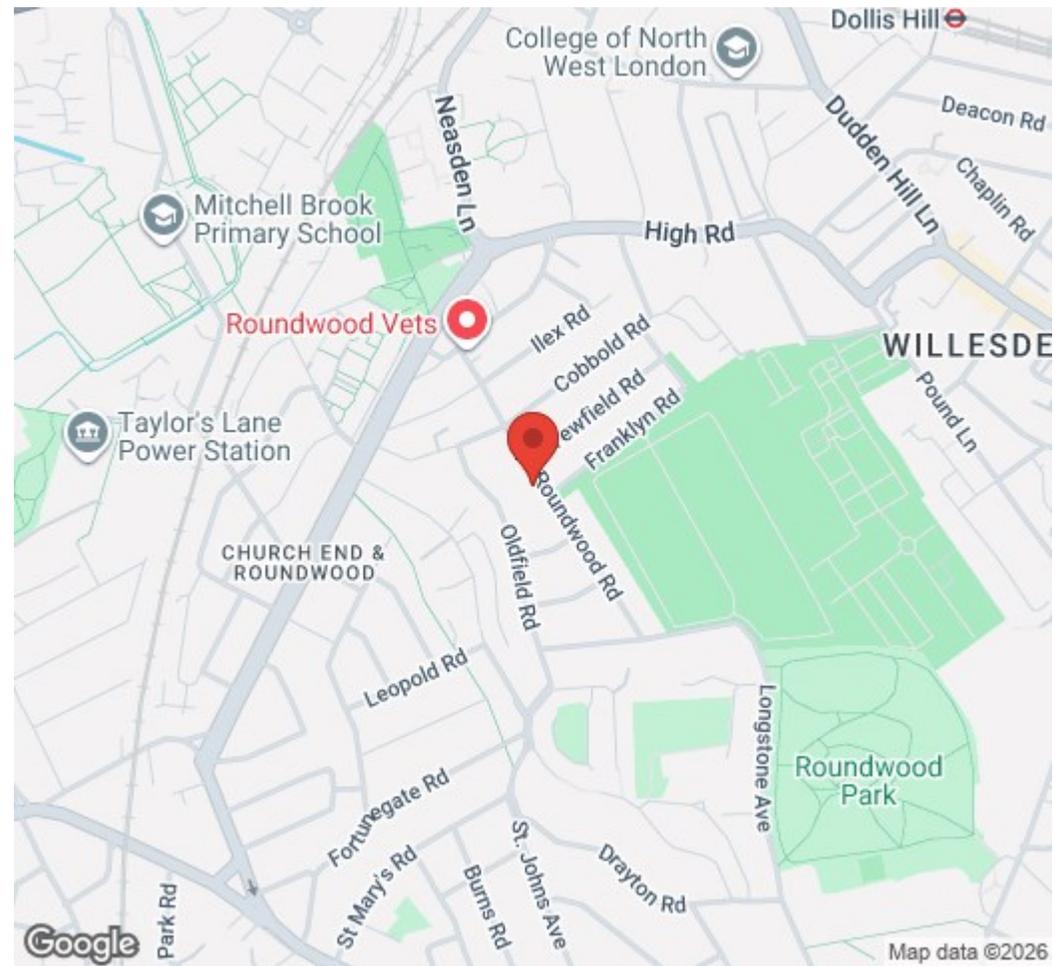
GROSS INTERNAL AREA (GIA)
The footprint of the property
129.3 sq m / 1391 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
79.2 sq m / 853 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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		