



4 Bedroom  
Balmoral Road, NW2

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

Offers In Excess Of £999,950  
Freehold

Virtual Tour Available – Spanning over 1500sqft is this stunning Victorian Terrace House, with no expense having been spared in it's renovation.

Spanning three floors in total, buyers can expect to find a wonderful front reception room with bay window on the ground floor which flows into the dining area and open plan kitchen. Bifold doors allow direct access to the 20ft private garden.

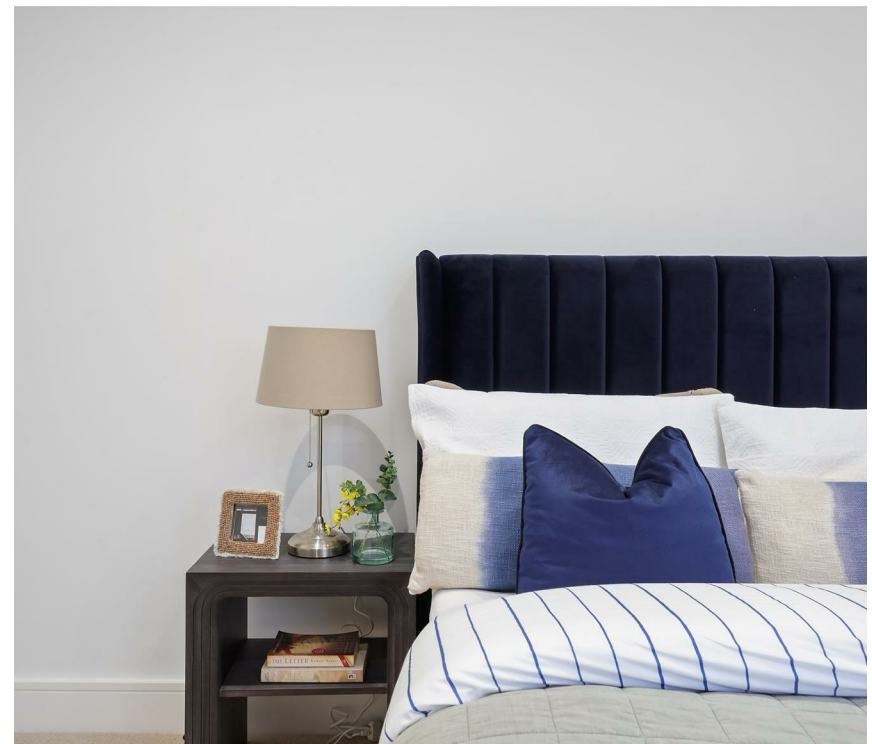
Upstairs is the bedroom accommodation and family bathroom, with an en suite Master Bedroom with on the top floor.

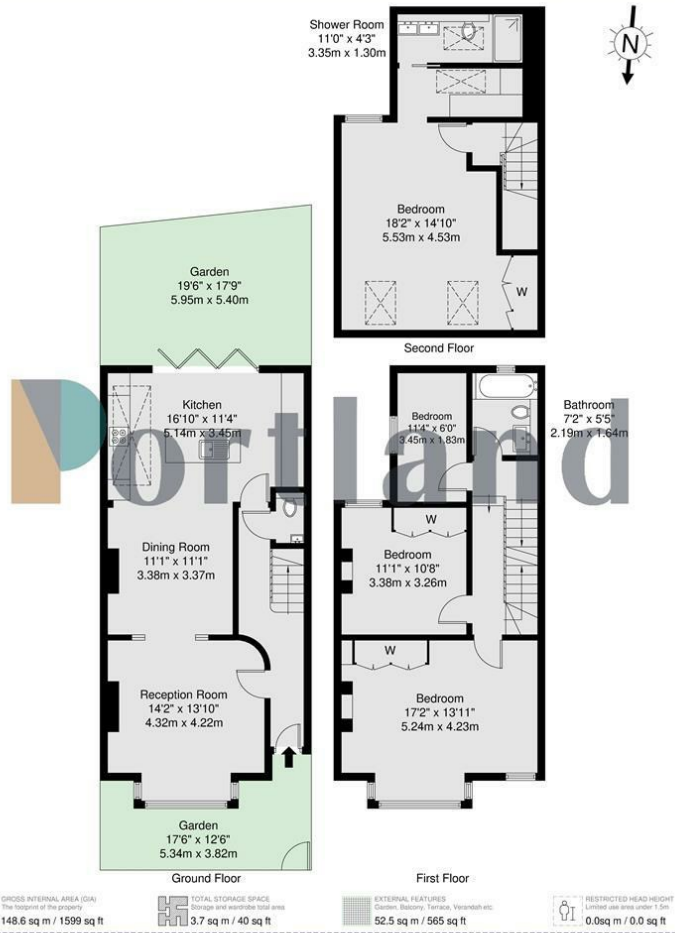
Balmoral Road is a tree lined residential street in a popular pocket of Willesden Green. The ever popular Gladstone Park can be found a short stroll away, with the amenities of Willesden Green also just on your doorstep. The closest station is less then 10mins walk away – Willesden Green (Jubilee) offering excellent access to the West End and Canary Wharf.

- Virtual Tour
- Three Story Victorian Home
- Back To Brick Renovation
- Stunning Condition
- Sympathetically Designed
- 4 Bedrooms
- Close To Gladstone Park
- Willesden Green Station A Short Walk Away
- Private Easy Maintenance Garden
- Residents Permit Parking Available









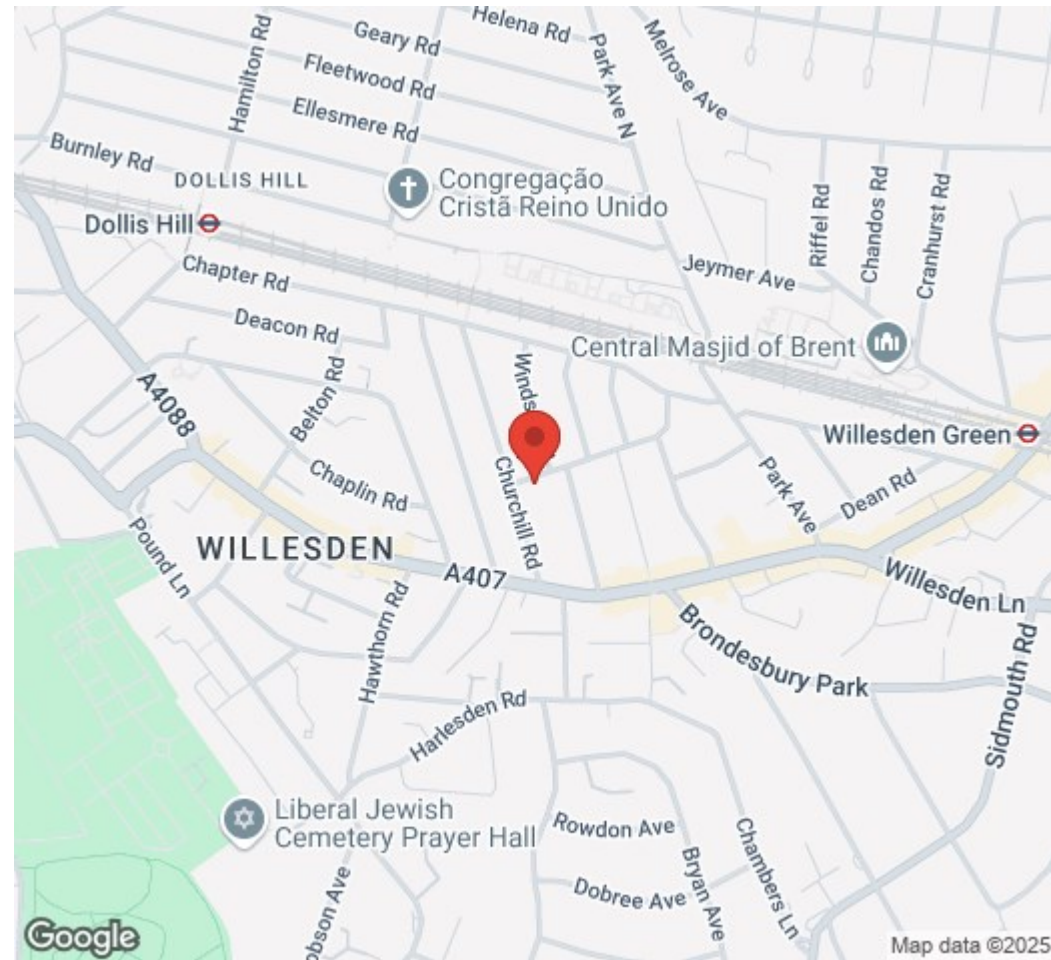
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |