

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
48	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
39	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Fortunegate Road, Willesden Junction, NW10 9RB

Asking Price £679,950

Subject to Contract

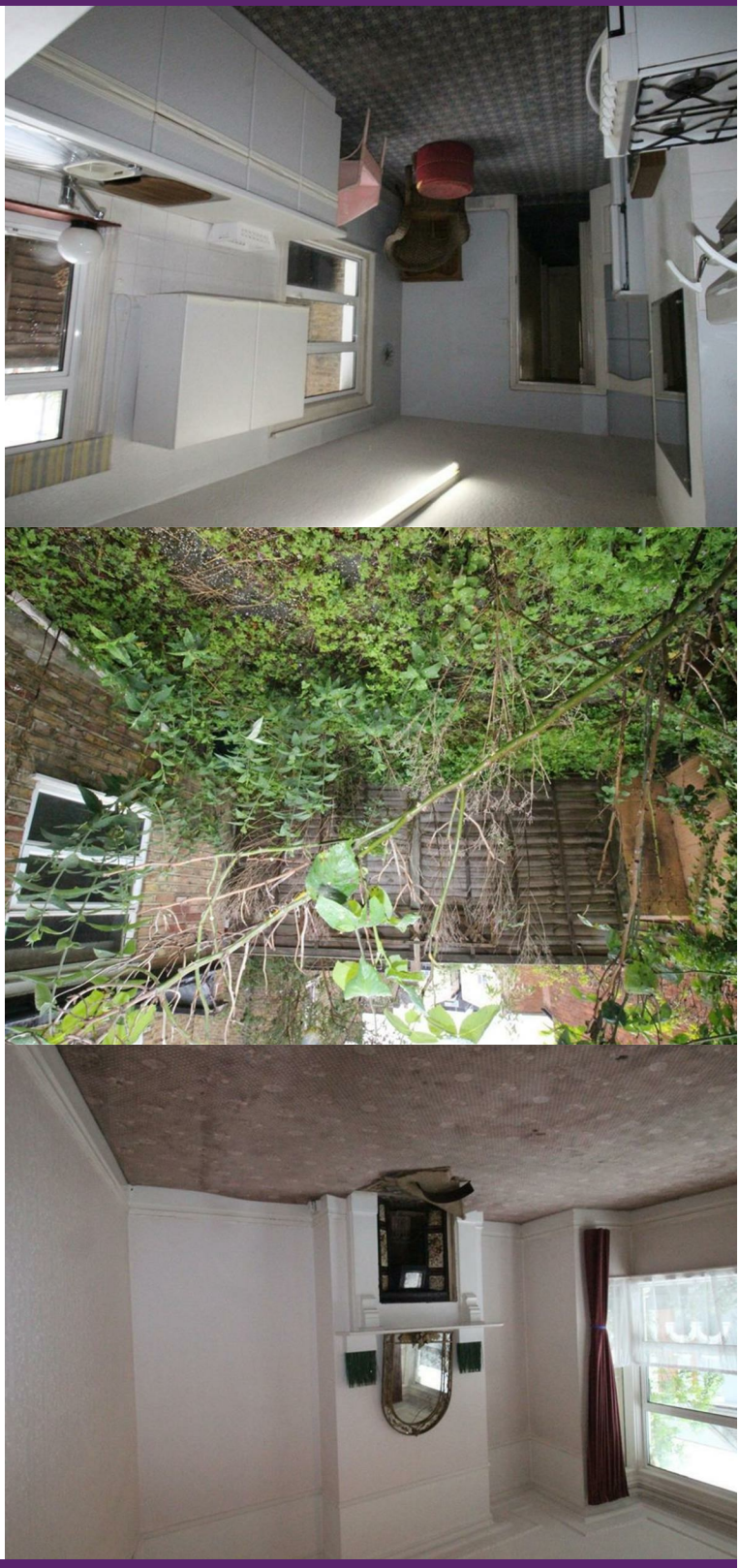
- Planning permissions granted to split into two flats
- To extend as a family home
- Street access to rear garden from St Thomas Road
- South facing rear garden
- Slate fire-place
- Period features which include panelled doors



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Opportunity with flexible options...

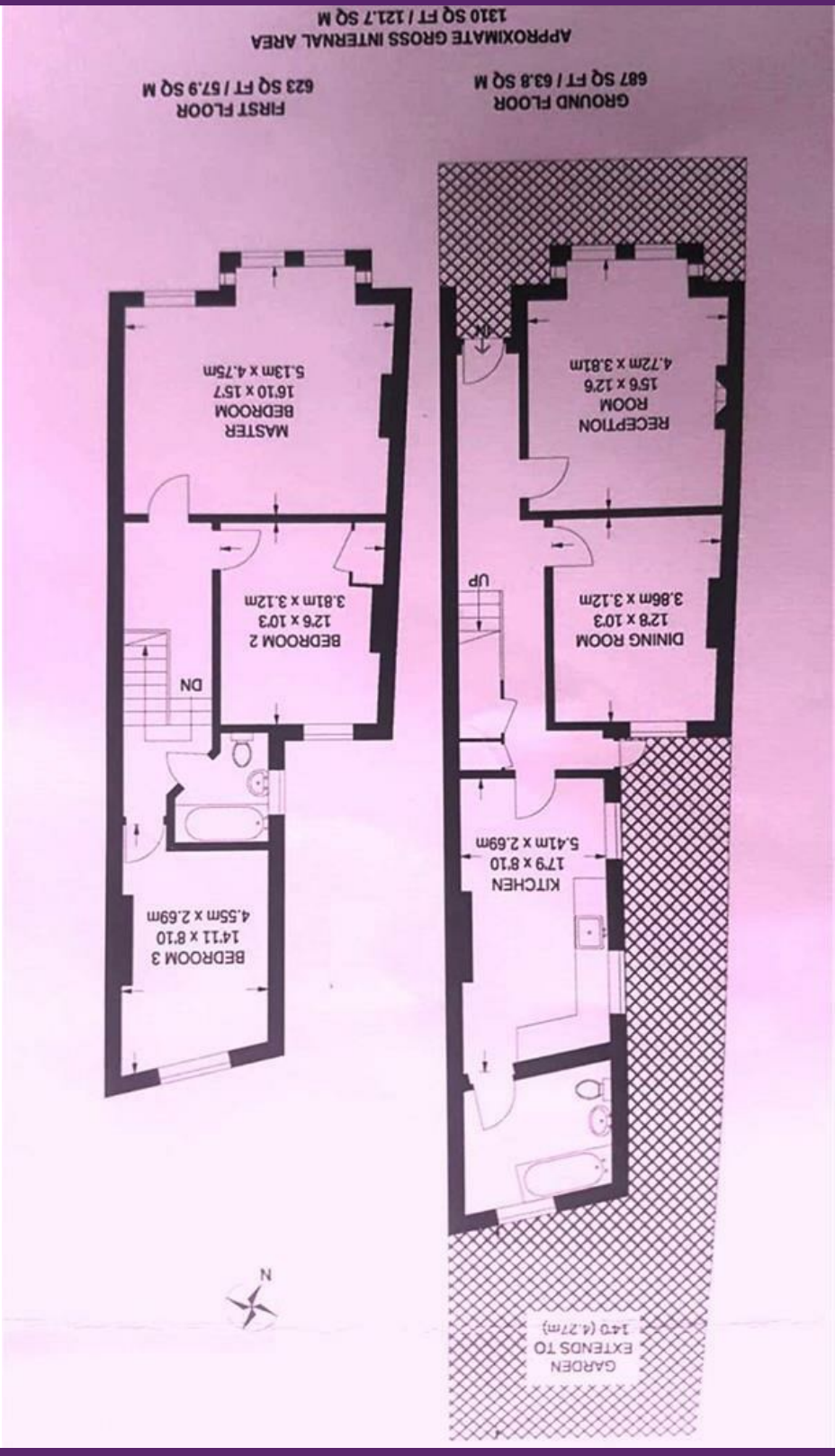
Victorian Freehold mid-terraced house to extend to rear and into the loft, subject to consent as a family home or split into two flats (one three bedroom flat and one two bedroom flat). Within easy reach of the local shops, bars/restaurants and transport facilities.

The property offers over 1310 sq ft of living/entertaining space over two floors

at present, ground floor offers high ceilings in both the lounge and dining room, a kitchen/diner and a bathroom combined W.C. The first floor has three bedrooms and a family bathroom.

Note that the house has street access to rear garden from St Thomas Road & is being offered with planning permission to be converted into two flats.

Fortunegate Road is located minutes from local amenities. Harlesden Station (Bakerloo Line & Overground) is within 10 minutes walking distance.



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