



£1,250,000 Freehold



4



2



2



1938.00
sq ft

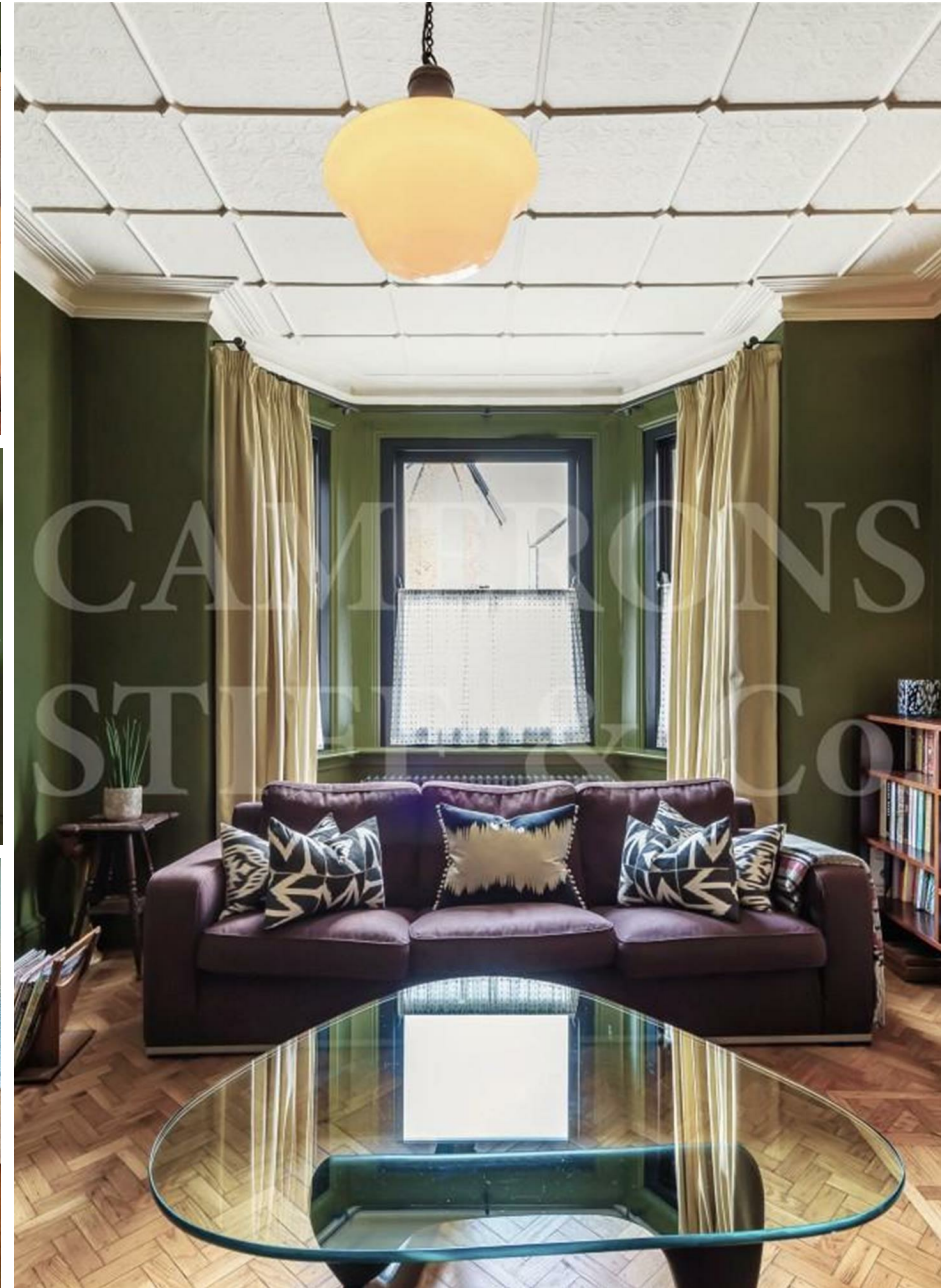
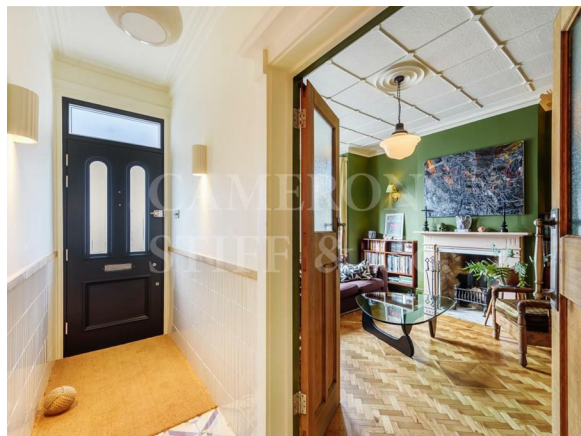


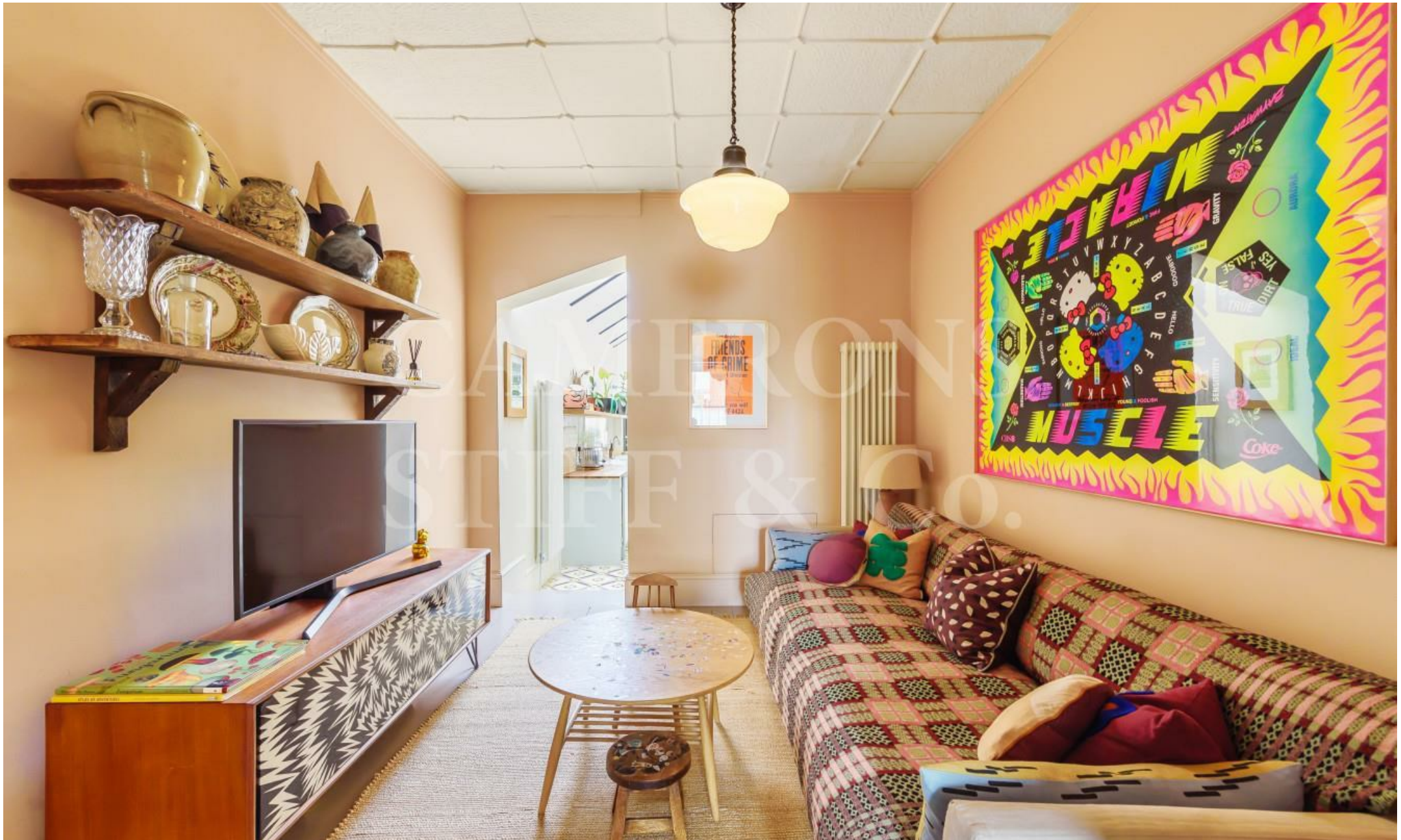
D

FOR SALE is this exquisite terraced Edwardian property, offering a total of 1938 sqft of internal living accommodation. Occupying a commanding position on a quiet residential road in the heart of Willesden Green, the property offers a rare opportunity to acquire a beautifully presented and sizeable home in an enviable location.

Upon entering, it becomes immediately apparent that a comprehensive and meticulous architectural and interior design process has taken place. The current owners have succeeded in creating an exemplary aesthetic that is sympathetic to the original character of the property, combining earthy hues with gorgeous original architectural features.

To the left of the entrance hallway, there is a generous double reception room. The space offers parquet hardwood flooring, original ceiling cornicing/decoration and an original fireplace with herringbone brickwork backing. These features are accented by a gorgeous green colour scheme at the front and a more neutral tone in the midriff. These elements combine to create a truly enviable space.





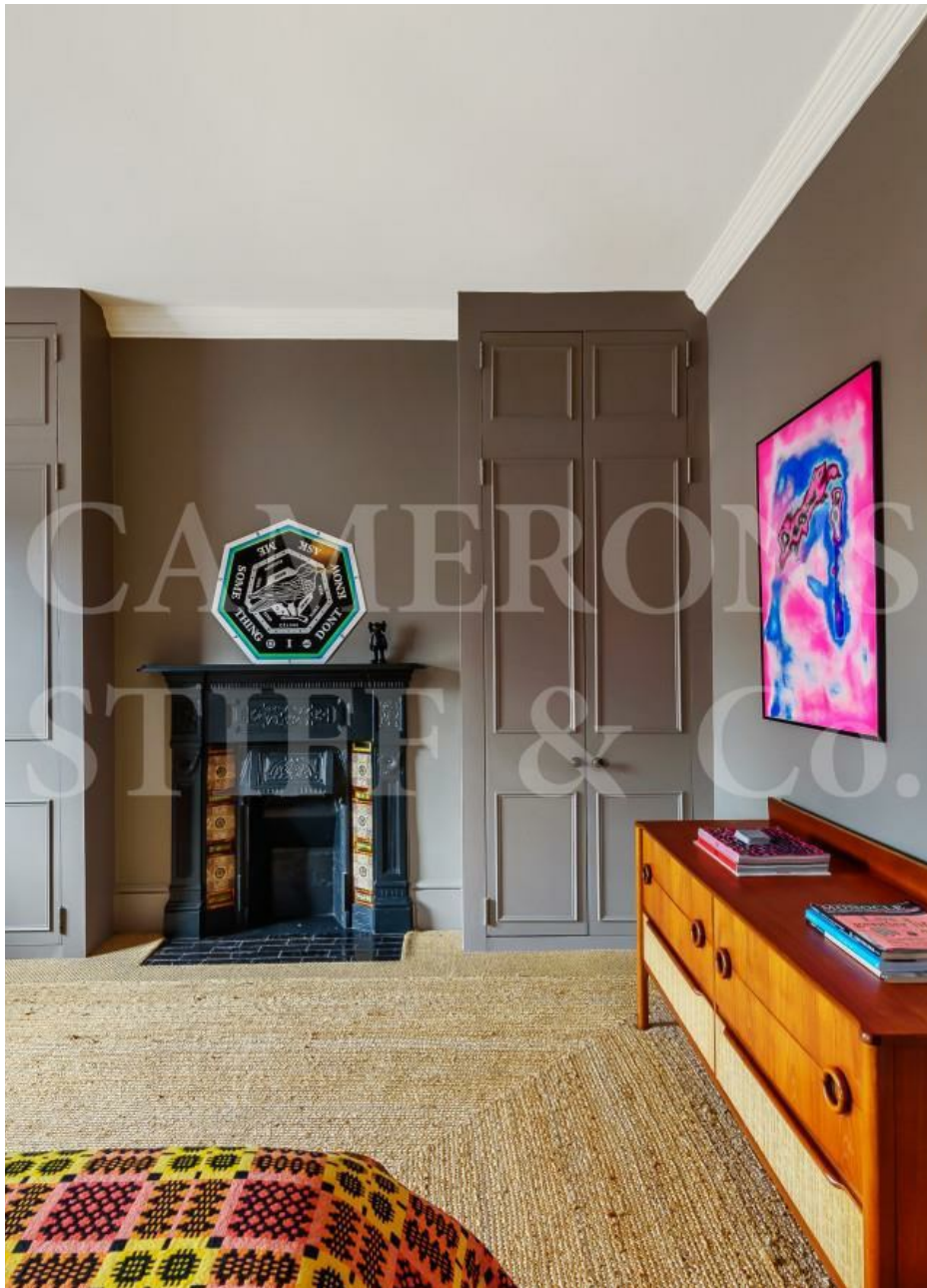


The rear is particularly impressive, offering a sociable and pragmatic arrangement that maximises the available square footage absolutely. There is an open-plan kitchen/dining area with beautiful views out onto a 46ft lawned rear garden. The kitchen boasts a high-specification units, replica Edwardian tiling and an island. There is also an abundance of storage space in the kitchen, alongside a store cupboard.

The First Floor offers three bedrooms, all of which are serviced by a three piece family bathroom at the rear. The three bedrooms combine the contemporary yet traditional palette established in the downstairs reception(s). There is also a utility room on this floor, offering laundry facilities. The Second Floor is an excellent example of a loft conversion, comprising a further ensuite bedroom.

Viewing recommended.



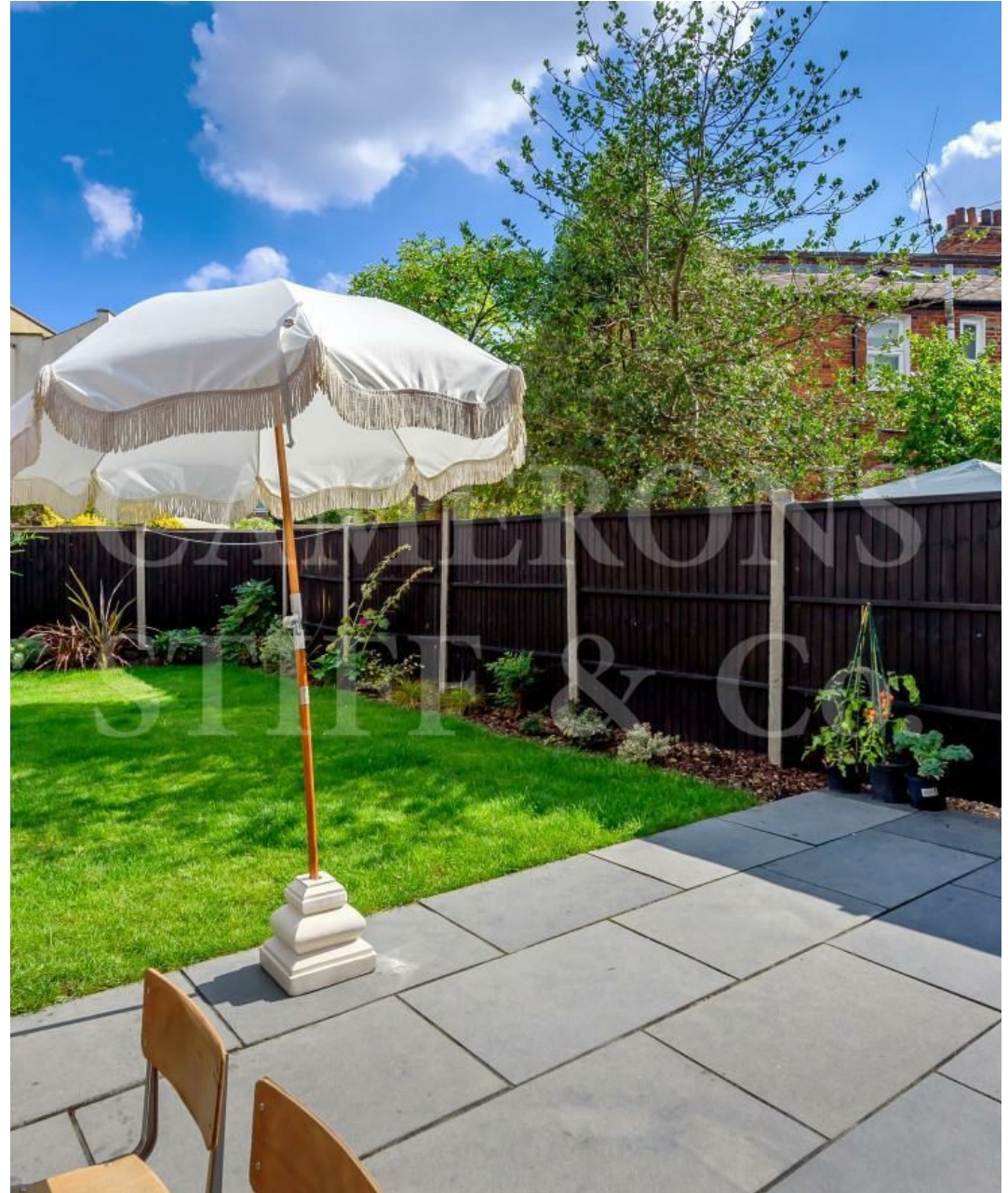


- An absolutely exquisite terraced Edwardian property.
- Offers a total of 1938 sqft of internal living accommodation, inclusive of 42 sqft of limited use areas.
- Comprises 4 bedrooms, 2 bathrooms (1 ensuite) and 1 guest W/C.
- Boasts a truly unique aesthetic that combines contemporary and traditional textiles with original Edwardian architectural features.
- Finished to an exemplary standard throughout.
- Located moments from the varied independent restaurants, cafes and pubs in Willesden Green. Local transport links include Willesden Green (Jubilee; Zone 2).
- 46ft lawned rear garden with a patio area.
- Offers a pragmatic arrangement that maximises the available square footage absolutely.
- Council Tax (Brent) D.
- Early viewing is highly recommended.



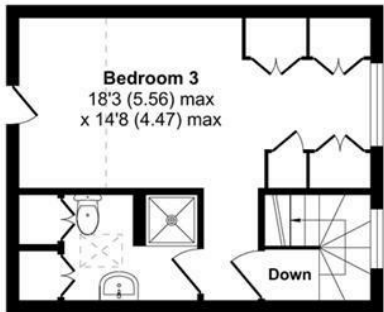




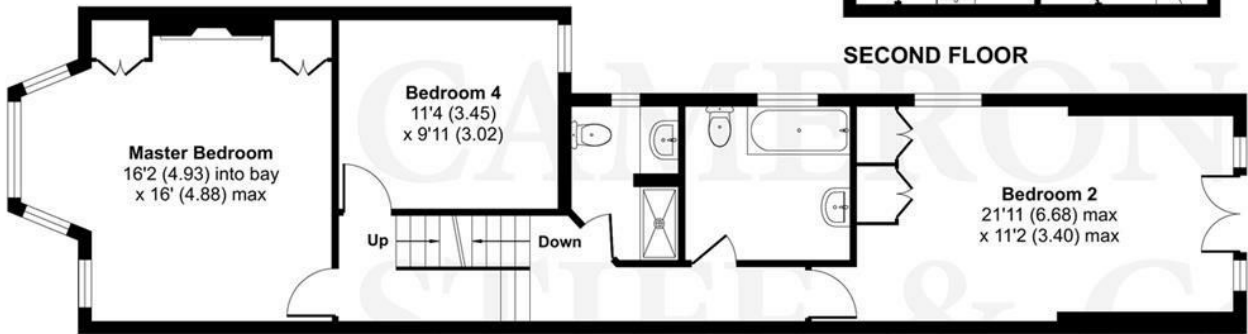


Balmoral Road, London, NW2

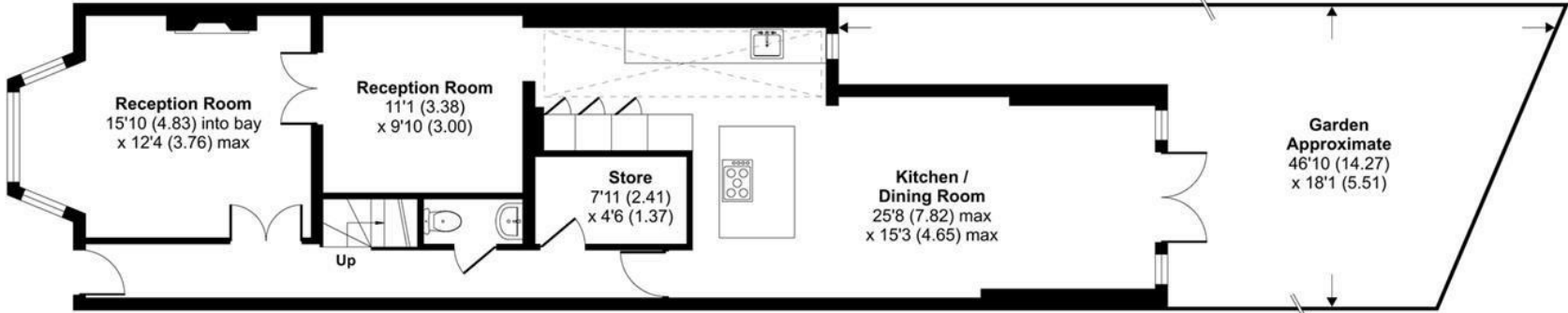
Approximate Area = 1896 sq ft / 176 sq m
 Limited Use Area(s) = 42 sq ft / 4 sq m
 Total = 1938 sq ft / 180 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Camerons Stiff & Co. REF: 887858

Balmoral Road, Willesden Green, London,

