



BALMORAL ROAD, LONDON, NW2
£625,000 LEASEHOLD

A VERY WELL PRESENTED THREE BEDROOM, TWO BATHROOM, GROUND FLOOR FLAT WITH FULL PRIVATE GARDEN, CENTRALLY LOCATED IN WILLESDEN GREEN.

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

Balmoral Road is located a short walk away to an array of amenities both Willesden Green and Walm Lane have to offer, with excellent transport links at Willesden Green & Dollis Hill Tube Stations (Jubilee Line, Zone 2). For recreation, Gladstone Park is a draw for most local residents.





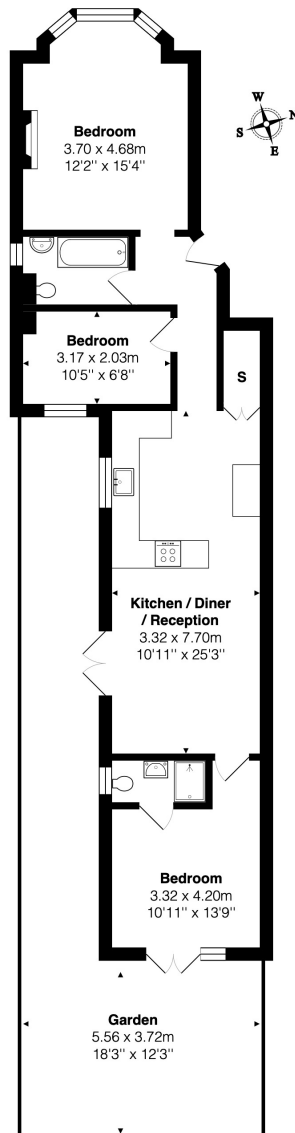
DESCRIPTION:

This is a lovely, ground floor garden flat offering flexible layout options to work either as a two or a three bedroom flat. The flat comprises of a large front facing double room with large Sash bay window. Along the hallway, is the main family bathroom, which is a fully tiled three piece suite, as well as an additional bedroom – ideal as a study/office or nursery/child's bedroom. To the rear of the flat you will find a spacious open plan kitchen and reception room, with direct access on to the garden/side return area. The kitchen is modern with fully integrated appliances. Finally, to the rear of the flat is the principle bedroom with en-suite shower room. There is also direct access via French doors on to the garden from this room as well. The garden is completely private and has been landscaped for ease of maintenance. It is mostly paved with raised and lowered flower beds to the sides.

Additionally, there is also further potential to extend the property to the side return and rear (STPP & consents).

Viewing of this property comes highly recommended.

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Total Area: 74.7 m² ... 804 ft² (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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See things differently

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