



40 Roundwood Road

London

Spacious 4-bed Victorian terrace (approx. 1,400 sq. ft.) on popular NW10 street. Features large garden, scope to refurbish, and excellent transport links near parks and amenities.

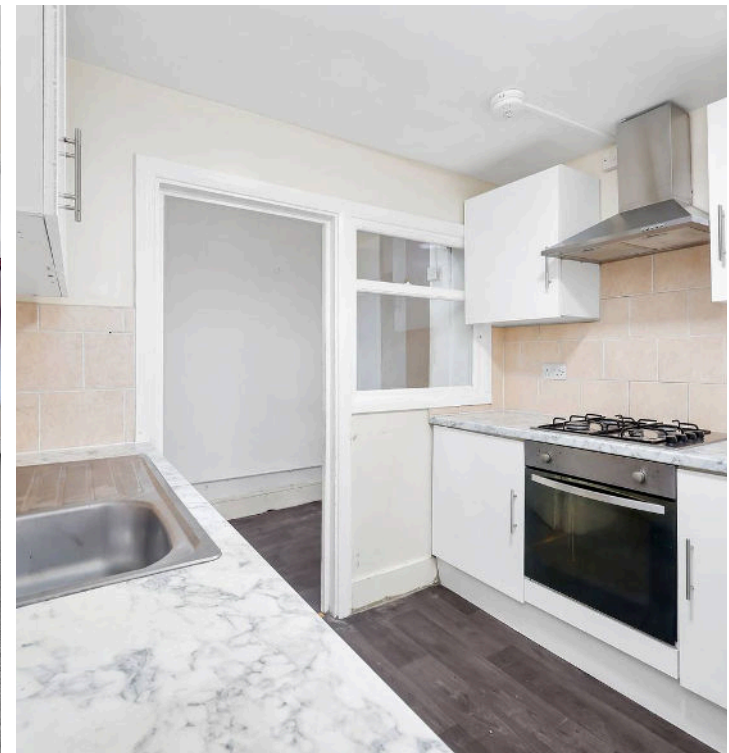
Council Tax band: E

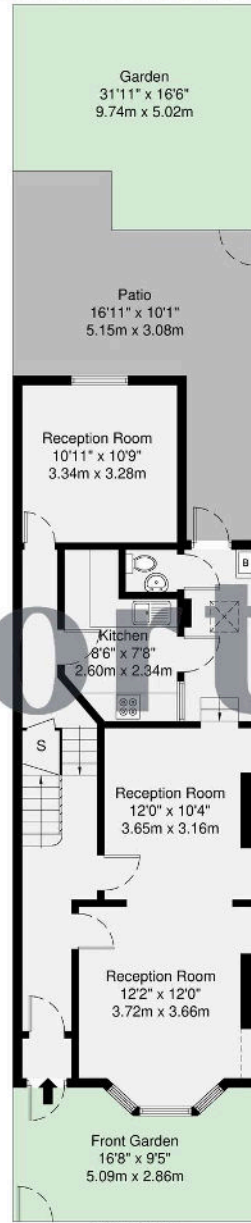
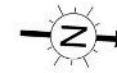
Tenure: Freehold

EPC Energy Efficiency Rating: D

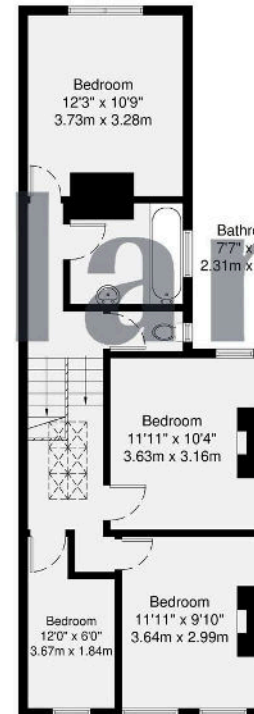
EPC Environmental Impact Rating: D

- 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





Ground Floor



First Floor

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.



Portland Estate Agents

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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

