



# 118b Walm Lane

London

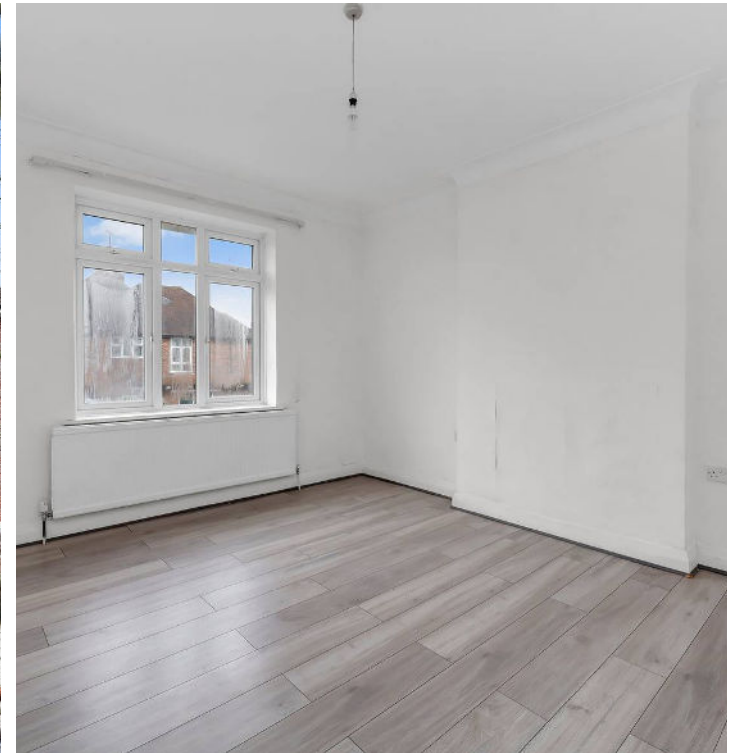
Spacious three-bedroom apartment near Willesden Green Station. Features 922 sq ft, bright reception, separate kitchen, bathroom, WC. Close to shops, cafés, parks, and transport.  
Council Tax band: D

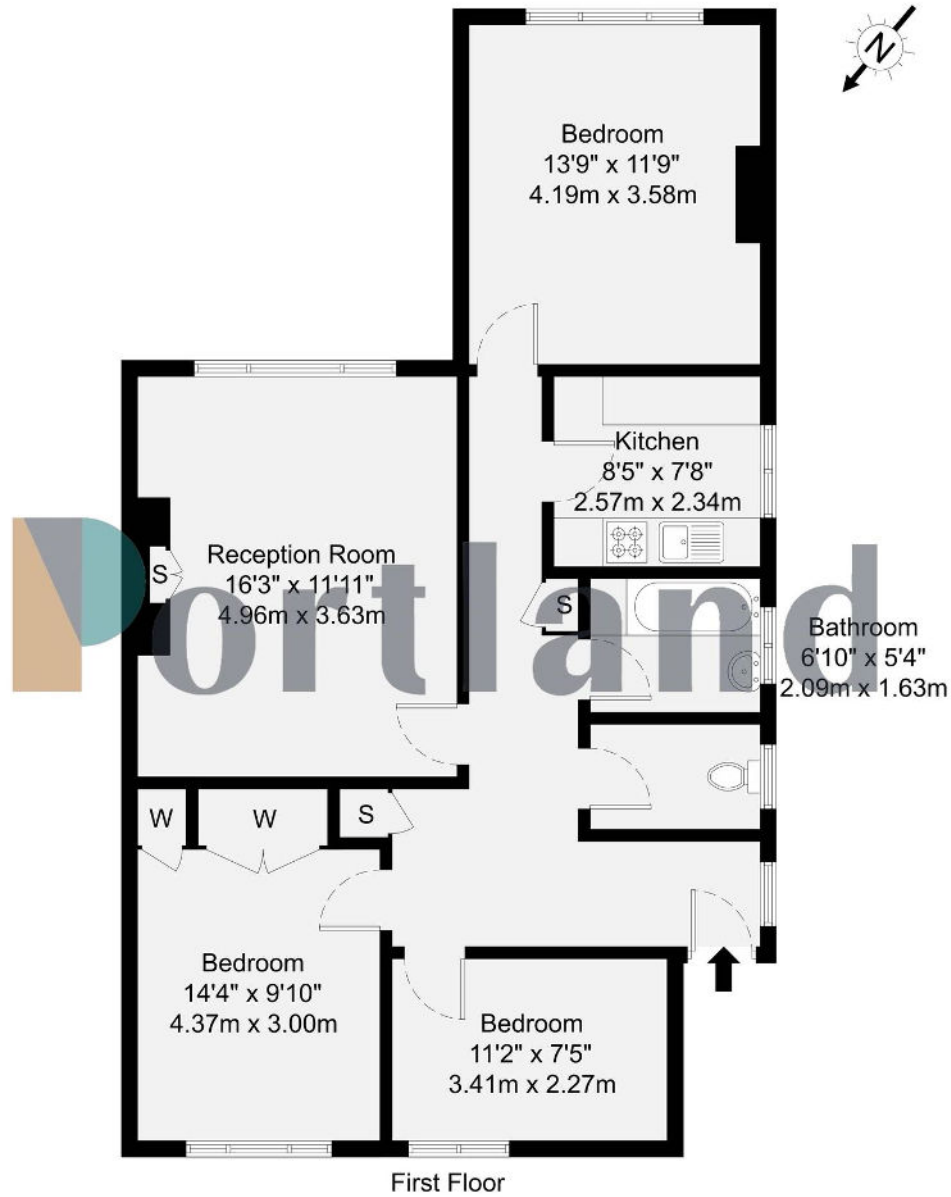
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom apartment in prime NW2 location
- Just moments from Willesden Green Station (Jubilee Line)
- Generous 922 sq ft of internal living space
- Bright 16ft reception room with ample natural light
- Three well-proportioned double bedrooms
- Separate kitchen with scope to modernise
- Family bathroom plus additional WC
- Long lease & vacant possession
- Positioned on a desirable tree-lined street
- Excellent opportunity to add value and personalise the property





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
85.7 sq m / 922 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2 sq m / 21 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 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.

