



22 Villiers Road, Willesden Green, NW2 5PH

Keen to sell £700,000 | 3 Bed | 2 Bath | 3 Reception

MAPESBURY

Keen to sell £700,000

Freehold

- Large Victorian Home
- Private Garden/Patio
- Bay Windows
- Gas Central Heating
- Early Viewings Advised
- EPC Rating: Band-D
- 3 Bed | 3 Rec | 3 Rec
- Tall Ceilings
- Newly Fitted Kitchen
- Development Scope
- Offered Chain-Free
- Council Tax: D (£2133)

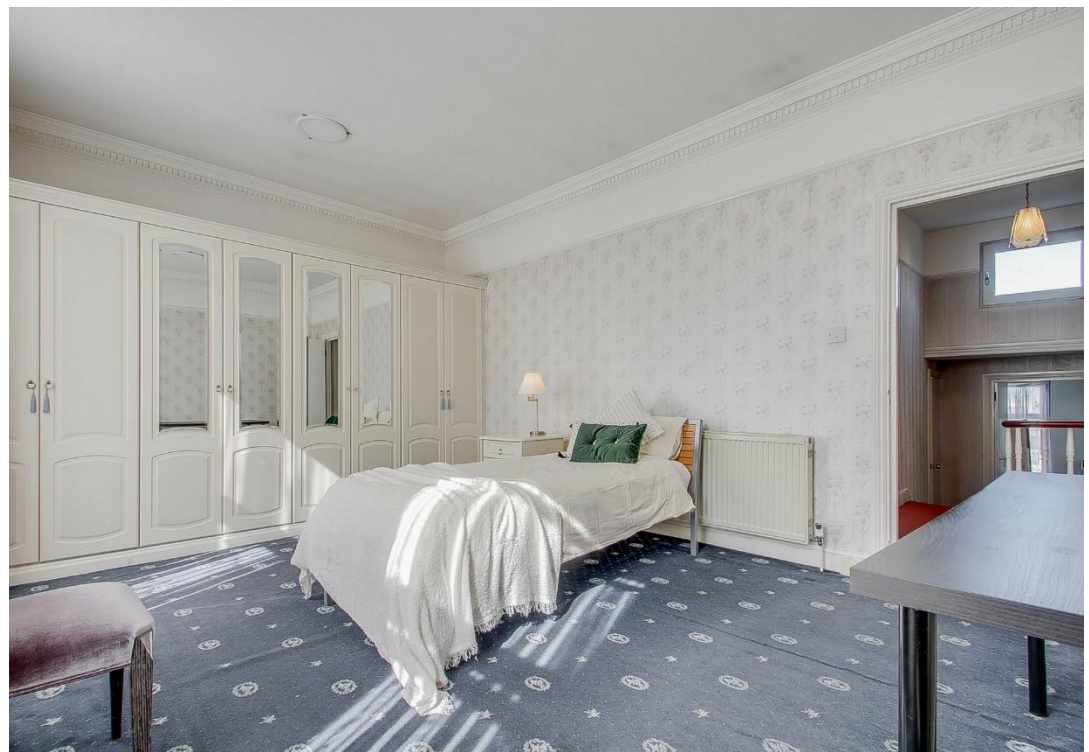
Enquire today to view this 'Charming Abode' — a substantial Three-bedroom Victorian family home ideally positioned on the highly sought-after Villiers Road, just a short walk from the vibrant dining and shopping amenities of Willesden Green.

Offered chain-free, this characterful property spans two floors and showcases period features throughout. Upon entry, you're welcomed by a tall hallway and original wooden staircase. Wooden flooring runs through a spacious front reception with bay windows and ceiling corning. A second reception offers flexibility as a guest bedroom or additional living space. The through lounge, currently used as a dining area, leads into a newly fitted modern kitchen with integrated oven/extractor, access to a downstairs bathroom/WC, and doors opening onto a private north-facing patio garden.

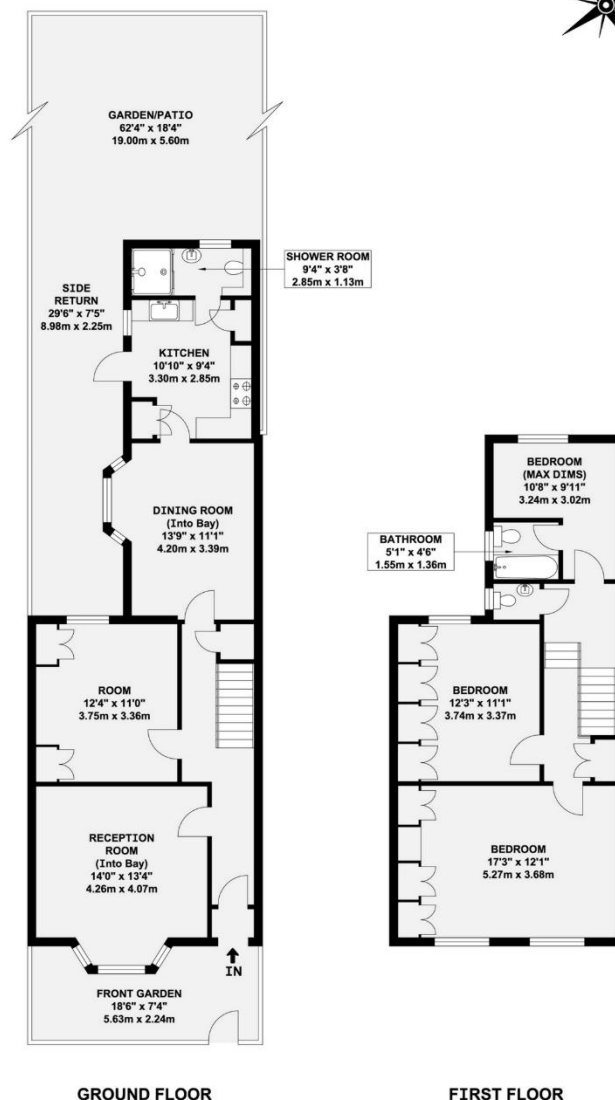
Upstairs, a generous landing connects three bright bedrooms, including a large principal bedroom and two additional doubles (one overlooking the garden), all served by a fully tiled family bathroom.

The property offers excellent potential for rental investment or further development (subject to planning), such as a rear extension or loft conversion—ideal for growing families seeking to personalise a classic Victorian home.





VILLIERS ROAD LONDON NW2



APPROX. GROSS INTERNAL FLOOR AREA 1289.51 SQ. FT / 119.80 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk