



## St Paul's Avenue, Willesden Green, NW2 5UD

OIRO £1,100,000

| 5 Bed | 1 Bath | 2 Reception

MAPESBURY

**OIRO £1,100,000**

**Freehold**

- Terraced Victorian House
- Private Garden (South Facing)
- Bay Windows|High Ceilings
- Close to Jubilee Line
- Development Scope
- EPC Rating D
- 5 Bed|1 Bath|2 Rec
- Period Features
- Gas Central Heating
- Close to Schools & Amenities
- Ideal Rental Investment
- Council Tax: F

Enquire today to view this 'Rare Gem' – a spacious Five-Bedroom Victorian Family Home on sought-after St Paul's Avenue, just a short walk from Willesden Green's vibrant high street. Offered chain-free, this charming home spans three floors with stunning period features throughout.

A tall entrance hall with an original staircase leads to a large reception with bay windows, ceiling cornice, and fireplace. The second reception opens to the Private South-Facing Garden, also accessible via the fully fitted kitchen. A guest WC and under-stair storage complete the ground floor.

The first floor features a spacious landing, three bright bedrooms (including a grand principal bedroom with fitted wardrobes), and a fully tiled bathroom. The top floor boasts two large double bedrooms with ample storage, ideal for a growing family.

With buy-to-let potential and development scope (STPP), this is a fantastic opportunity for investors or families looking to create a unique Victorian home. Minutes to Willesden Green Station (Jubilee Line) and excellent bus links for fast access to Central London.





St Paul's Avenue, NW2

GROSS INTERNAL AREA  
174.4 sq m / 1844 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
174.4 sq m / 1844 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
7.4 sq m / 79 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
94.4 sq m / 1016 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
4.1 sq m / 44 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# MAPESBURY

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