



Walm Lane, London NW2

£2,790 Per Month

*** HMO licence - Property is sharer friendly***

Compton Reeback are delighted to offer this beautifully refurbished three-bedroom apartment, arranged over two spacious floors and finished to an exceptional standard throughout. Set within a well-maintained period conversion, the property seamlessly blends charming character features with modern comforts.

The apartment boasts a generous eat-in kitchen fitted with contemporary units and ample storage, fully tiled bathrooms finished with stylish fixtures and a bright and airy reception room that provides an inviting space for both relaxing and entertaining. High ceilings enhance the sense of space, while wood flooring covers the living area's and carpet in the bedrooms adding warmth and continuity to the interiors.

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Further benefits include off-street parking and the overall appeal of a thoughtfully updated home within an attractive period building.

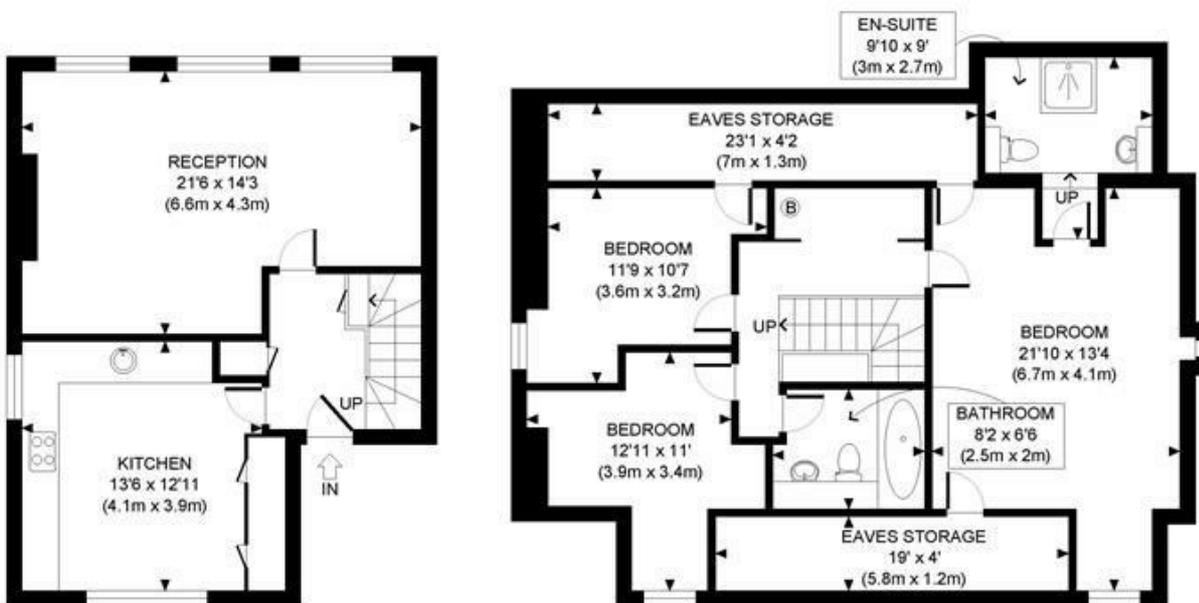
Available from 25th February 2026 | Unfurnished
EPC Rating: D | Council Tax: Brent Band C

Walm Lane, London NW2



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 541 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 913 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 712 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1454 SQ FT/ 135 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1253 SQ FT/ 116 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

comptonreeback.co.uk