



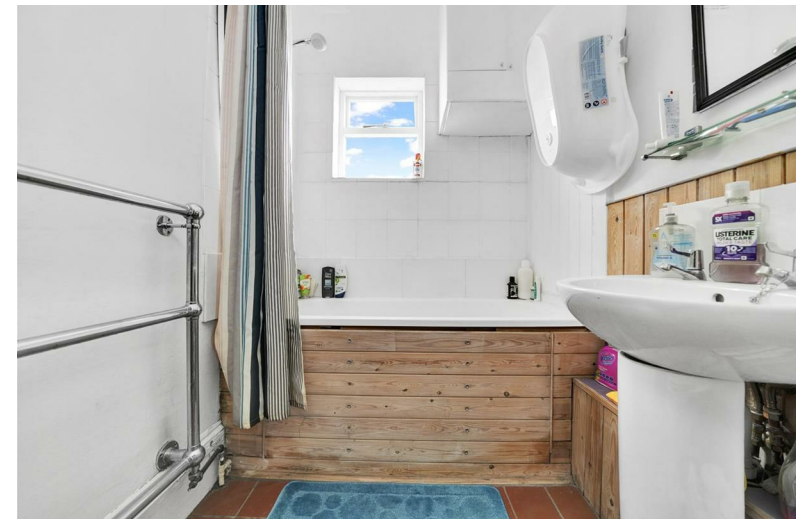
1 Bedroom
Harrow Road, NW10

 **Portland**
Trusted, every step of the way

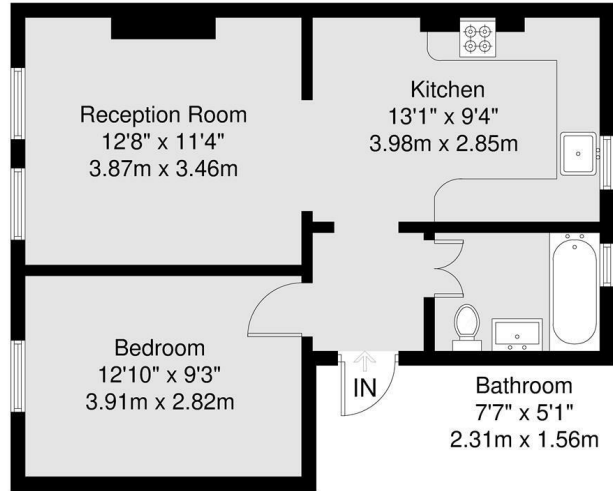
£1,600 PCM

Located on the first floor of a converted block, this delightful one-bedroom flat offers a generous living space, perfect for singles or couples seeking comfort and convenience. The flat comprises a generously proportioned kitchen and living area with cottage-style kitchen a large, DOUBLE bedroom, and stylish Bathroom. Situated on Harrow Road, residents benefit from easy access to a wealth of local amenities. Within walking distance, you'll find an array of shops, supermarkets, cafes, and restaurants, catering to your everyday needs. Roundwood Park, just a short distance away, offers picturesque walking trails, lush greenery, and recreational facilities for outdoor enjoyment. Commuting is a breeze with nearby rail stations providing swift access to central London and beyond. Both Kensal Green and Willesden Junction stations are within 0.5 miles, offering convenient connections via the Bakerloo Line, Overground, and National Rail services. Available from the 6th June 2024 and offered furnished.

- Excellent Transport Connections
- Large Room Sizes
- Close to Shops & Transport
- Separate Kitchen
- DOUBLE Bedroom
- 0.5 miles to a Choice of Stations
- EPC Band D







Ground Floor

GROSS INTERNAL AREA (GIA)
The inside of the property
0.0 sq m / 0.0 sq ft

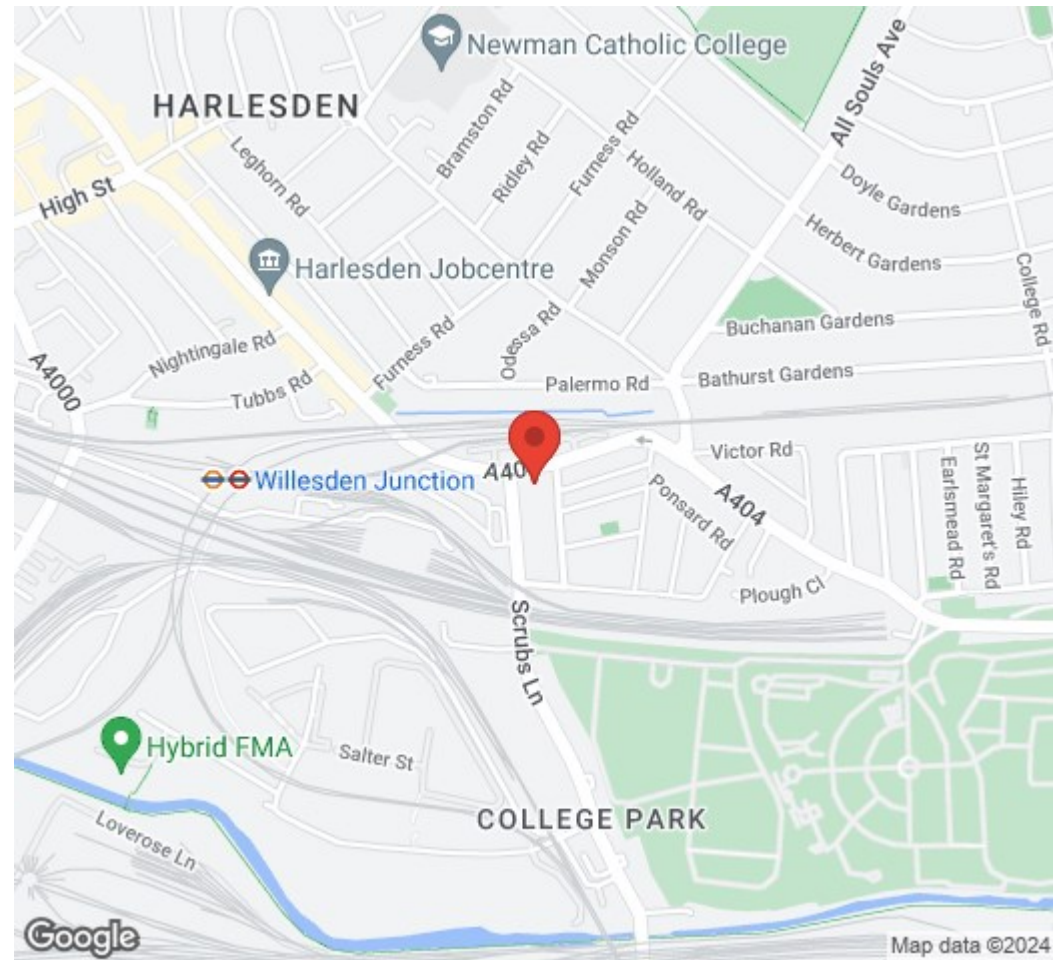
TOTAL STORAGE SPACE
Storage and lockers total area
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
Curtain, Sliding, Terrace, Verandah, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 2.0m
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.

Maison
VUE



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90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	75
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		62	72
England & Wales	EU Directive 2002/91/EC		