



2 Bedroom  
Rutland Park Mansions, NW2

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

£2,250 PCM

Set on the always Popular Rutland Park Gardens, we present a wonderful TWO BEDROOM flat that sits on the FIRST FLOOR of an impressive MANSION BLOCK.

The flat comprises a LARGE and BRIGHT, BAY-FRONTED RECEPTION ROOM, SEPARATE KITCHEN with ample room for dining, a large DOUBLE BEDROOM, a further smaller Bedroom, Bathroom with TUB and overhead shower and a separate WC.

Located in PRIME WILLESDEN GREEN and within just 0.1 miles of the ZONE 2 JUBILEE LINE Station and the wide variety of shops, cafes and bars of WALM LANE and WILLESDEN HIGH RD. A LARGE Sainsburys Supermarket is just 0.2 miles away and outside space is close by with GLADSTONE PARK (0.8 miles) and the wonderfully secluded MAPESBURY DELL (0.5 miles) both within walking distance.

The flat is AVAILABLE IMMEDIATELY and offered FURNISHED.

- CENTRAL LOCATION
- MOMENTS from TRANSPORT
- MOMENTS from AMENITIES
- Surprisingly QUIET LOCATION
- LARGE RECEPTION
- AVAILABLE IMMEDIATELY
- FIRST FLOOR
- EPC band C

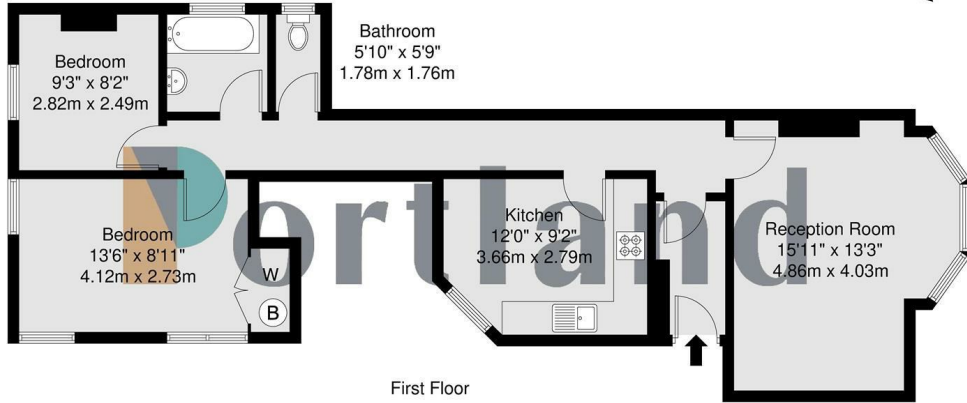




# Portland

Rutland Park, NW2

GROSS INTERNAL AREA  
66.7 sq m / 717 sq ft



- GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
66.7 sq m / 717 sq ft
- TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
1 sq m / 10 sq ft
- EXTERNAL STRUCTURAL 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.

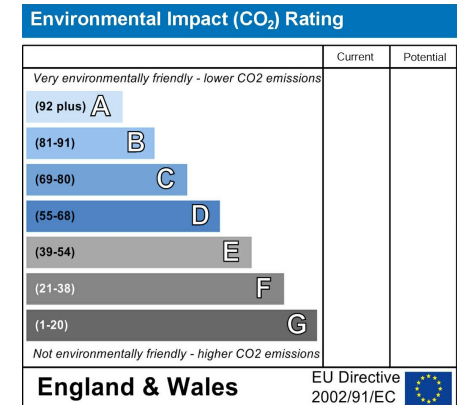
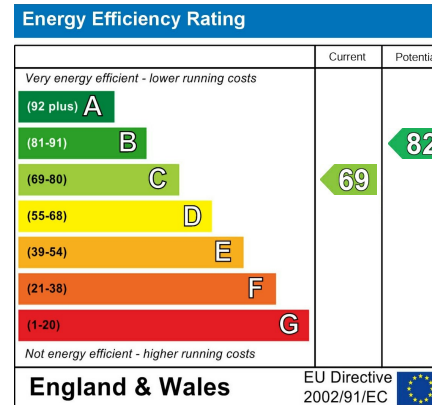


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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.