



3 Bedroom
Riffel Road, NW2

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

£780,000
Leasehold – Share of Freehold

Spanning over 1000sqft of exceptionally designed accommodation and boasting a rarely available roof terrace, Portland are delighted to present this Three bedroom apartment to the market.

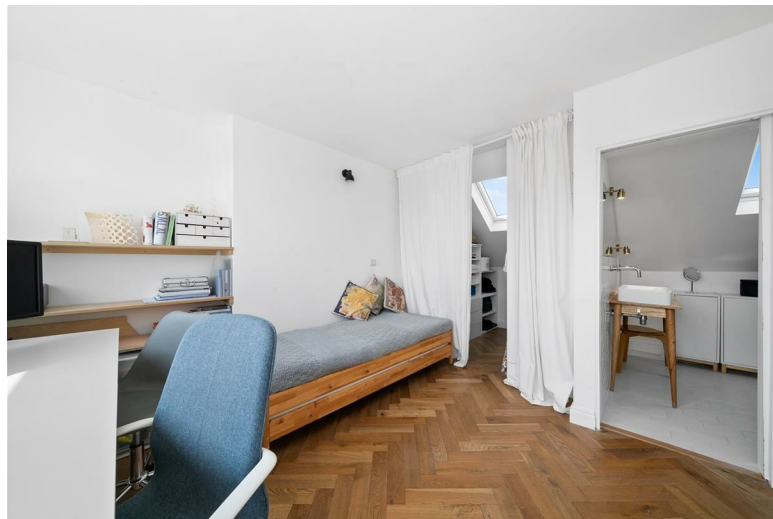
Buyers will notice an overwhelming sense of attention to detail upon entering this home. From the stunning wooden flooring and bespoke Scandinavian inspired staircase, character and charm is found in abundance.

Prospective purchasers can expect a bright open plan kitchen/living room with high ceilings and bay windows. It's East to West aspect captures the maximum natural light available in what is an already bright first floor apartment. There is a family bathroom, two large double bedrooms, one of which has gorgeous green views. In this pocket of the Borough of Brent, roof terraces rarely achieve planning consent, however the architects involved were granted permission for a private 17ft terrace offering chimney pot views all the way to Hampstead Heath, there is a further bedroom upstairs with dressing area and en suite.

This property is being sold with a Share Of Freehold and presented in brilliant condition. Fittings range from carefully selected lamps and sinks to Stunning Oak Parquet Flooring by specialist British supplier Ted Todd. Video entry, Nest Heating System, Acoustic Sound Proofing to floors are all ready for the benefit of the future buyer – This home has been thoughtfully designed with longevity in mind.

Riffel Road is an incredibly popular, residential tree lined road with charming Victorian terraces. It is a short walk from Willesden Green Station and its shops and eateries. The ever popular rolling green space of Gladstone Park is just round the corner, not forgetting NW2's hidden gem that is the Mapesbury Dell – perfect for picnics with little ones.

- 17ft Private Roof Terrace With East To West Aspect
- Three Double Bedrooms Beautifully Finished
- Architecturally Designed With Bespoke Fittings Found Throughout
- Stunning Open Plan Kitchen Living Room
- Exceptional Kitchen Island Perfect For Entertaining
- Gorgeous Wooden Parquet Flooring
- Popular Residential Street Close To Willesden Green Station
- Gladstone Park Just A Short Walk Away
- First Floor Flat Covering Over 1000sqft Of Internal Accommodation
- An Abundance Of Natural Light Floods This Wonderful Apartment

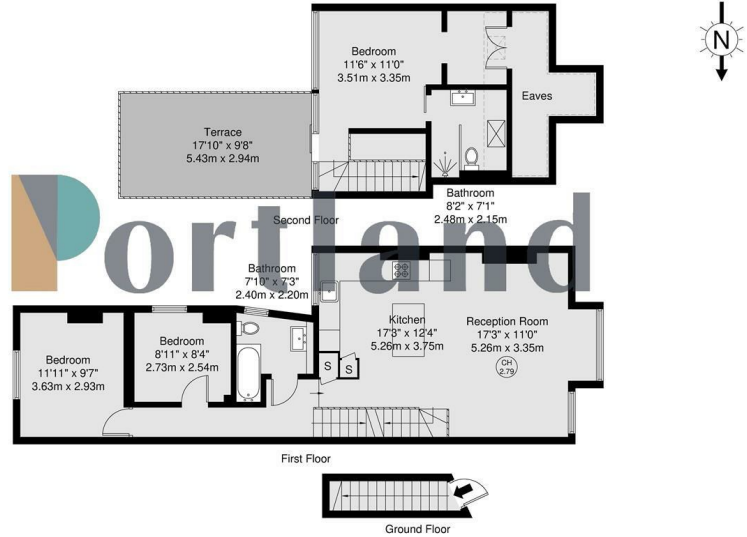




Portland

Riffel Road, NW2

GROSS INTERNAL AREA
95.4 sq m / 1026 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
95.4 sq m / 1026 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft
- EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
16.1 sq m / 173 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
10.5 sq m / 113 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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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			
England & Wales	EU Directive 2002/91/EC	51	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales	EU Directive 2002/91/EC		

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.