



1 Bedroom
Braemar Avenue, NW10

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

£1,600 PCM

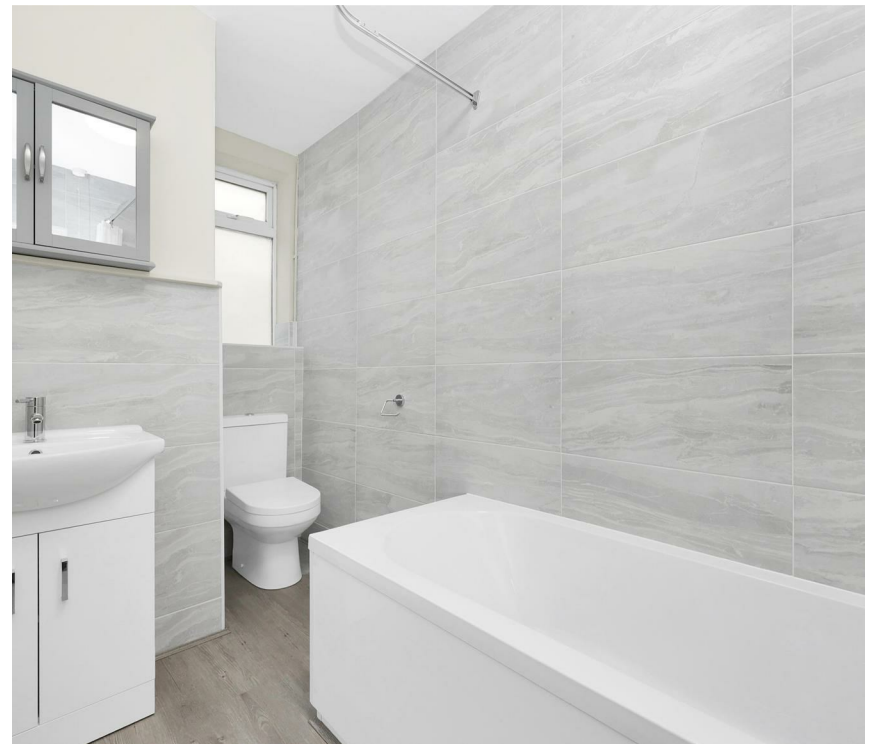
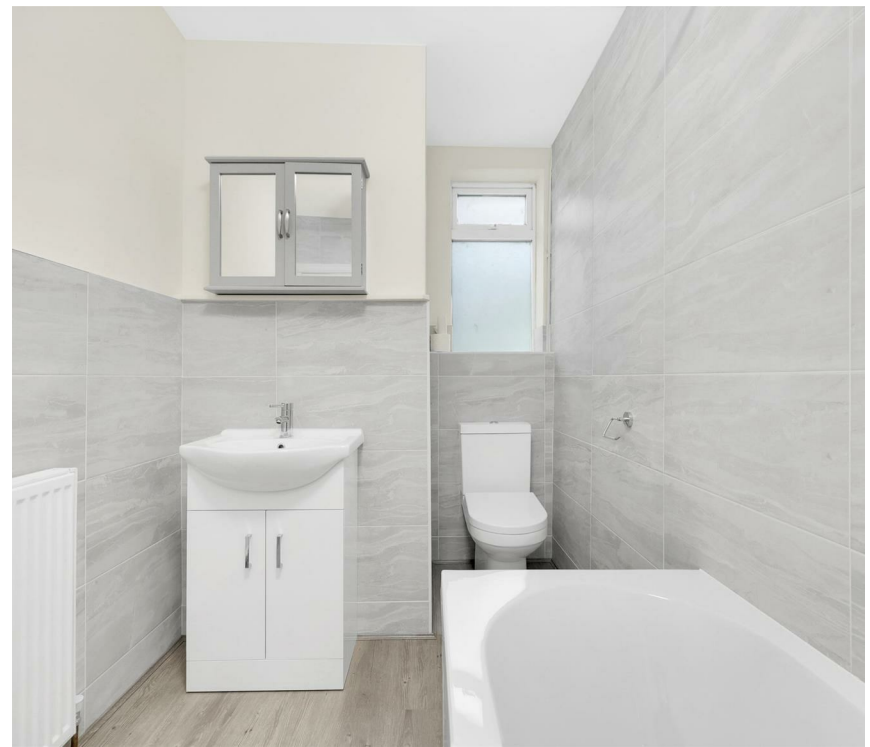
**** FULLY REFURBISHED ** ONE BEDROOM Ground Floor Maisonette**** Located next to the Welsh Harp, Portland Estate Agents offer this spacious property with a large double bedroom, semi-separate kitchen with ample room for dining, a bright reception and modern bathroom, A shared rear garden is accessed via patio doors from the reception and from the kitchen.

Located just 1.1 miles from both Neasden (Jubilee Line Zone 3) and Wembley Park stations, and 1.2 miles from the variety of shops, cafes and eateries of Neasden Parade. Local bus routes run from the end of the road allowing access to wider London on the doorstep.

This lovely flat has been fully refurbished, can be provided either FURNISHED or UNFURNISHED and is available immediately.

- **** FULLY REFURBISHED ****
- GROUND Floor
- Private Entrance
- Separate Dining Area
- Private Patio
- MODERN Kitchen
- Garden shared with one other flat
- EPC Band D

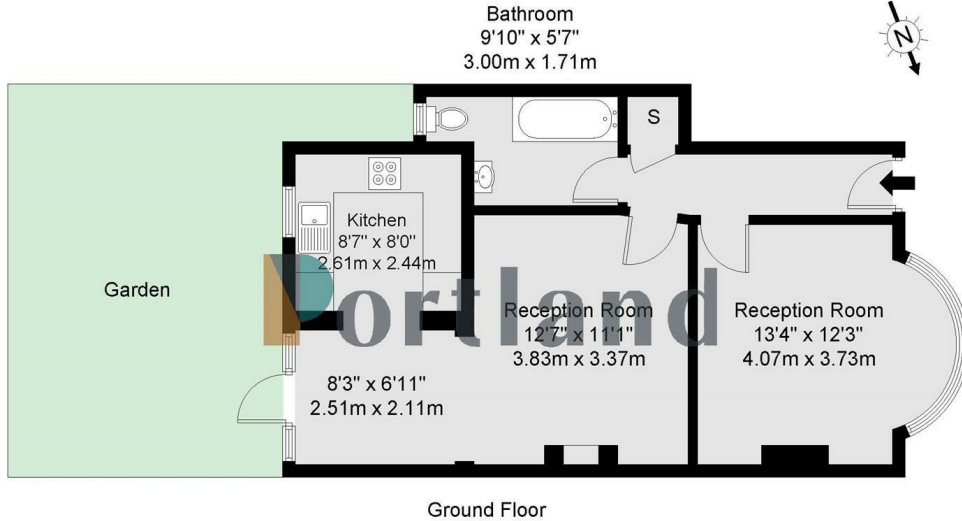




Portland

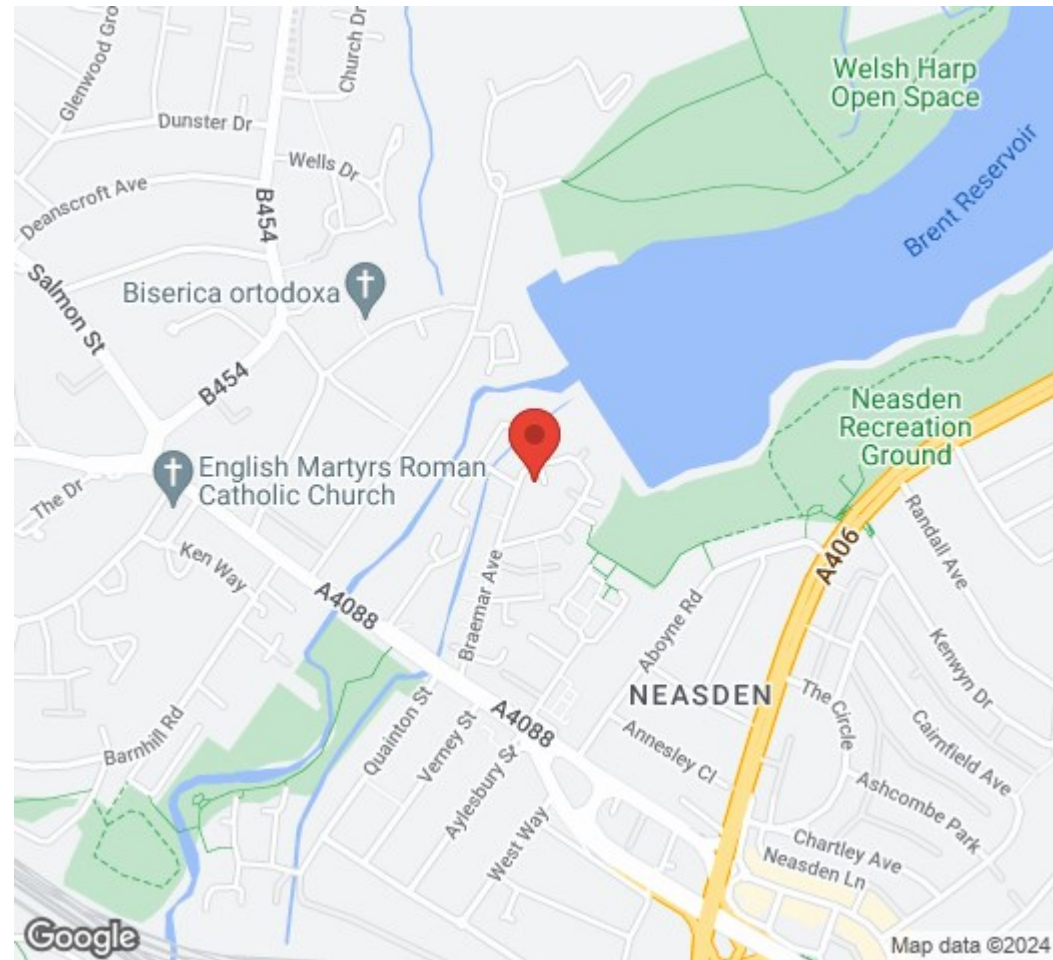
Braemar Avenue Neasden, NW10

GROSS INTERNAL AREA
50.8 sq m / 547 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
50.8 sq m / 547 sq ft
- TOTAL STORAGE SPACE
Storage area w/ access total area
0.6 sq m / 6 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 1.9m
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.



Portland

Trusted, every step of the way

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			
England & Wales	EU Directive 2002/91/EC	66	76

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	57	63

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.