



2 Bedroom
High Road, HA9

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

£2,250 PCM

Located in the highly sought-after Central Apartments in Wembley. This stunning property offers a contemporary living experience with BREATH-TAKING VIEWS over Wembley, Harrow on the Hill, and Greater London from its BALCONY.

As you step inside, you'll be greeted by a welcoming entrance with plenty of storage facilities. The apartment comprises an open plan kitchen and living area, perfect for entertaining guests or enjoying quality time with family. The MODERN APPLIANCES and RECENT REFURBISHMENT ensure a sleek and stylish space to cook and relax in.

This stunning apartment features a spacious master bedroom with ample storage, providing plenty of room for your belongings and the en suite shower room adds a touch of convenience. The second bedroom also offers storage space, making it ideal for guests or as a home office.

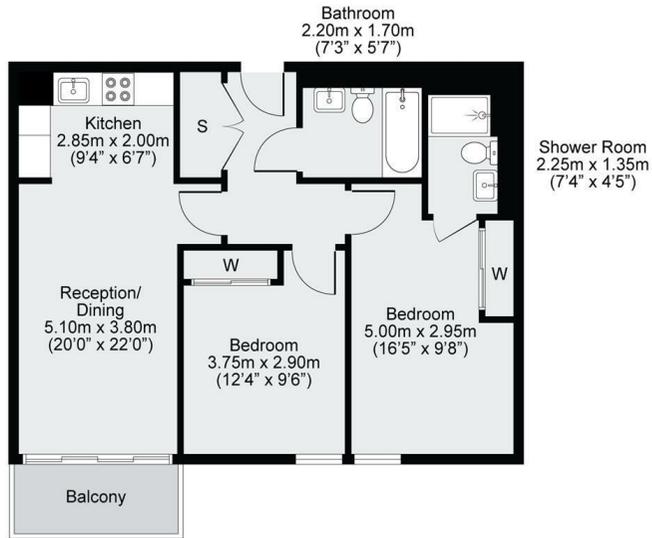
The family bathroom is equipped with a showerhead, offering flexibility for your bathing preferences. The property's bright and airy atmosphere creates a welcoming ambiance throughout.

This lovely flat is adjacent to Wembley Central Tube Station (BAKERLOO AND LONDON OVERGROUND LINE ZONE 4), so commuting and exploring the surrounding areas is a breeze. Whether you're heading to work or exploring the vibrant city, you'll have easy access to everything you need as the apartment is surrounded by transport links and the diverse array of shops in WEMBLEY CENTRAL.

- STUNNING BALCONY VIEWS
- DESIRABLE LOCATION
- EN SUITE MASTER BEDROOM
- MODERN BATHROOMS
- OPEN-PLAN KITCHEN
- FURNISHED
- ADJACENT TO TRANSPORT LINKS
- EPC BAND – B
- PARKING AVAILABLE**

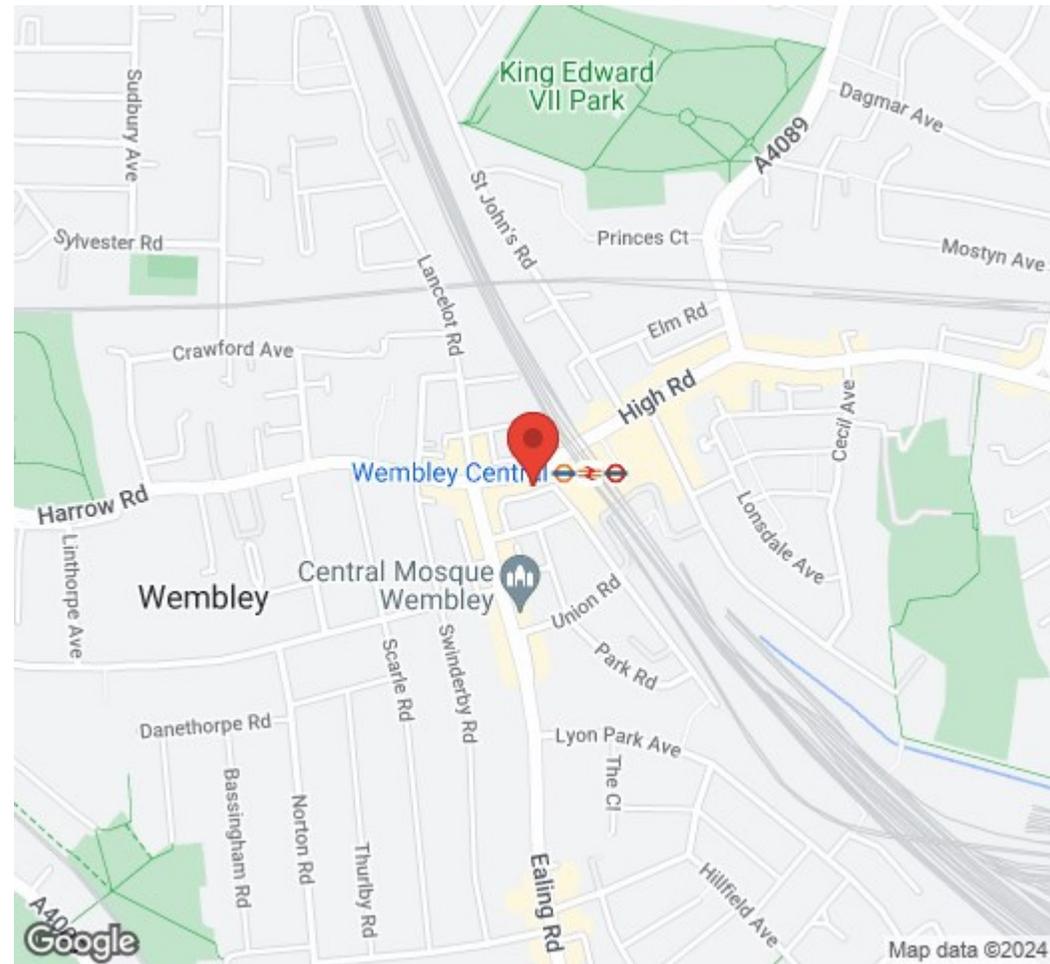






GROSS INTERNAL AREA (A) The footprint of the property 64.0sqm / 688.9sqft	TOTAL STORAGE SPACE Storage that is not included in the area 3.8sqm / 40.9sqft	EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 4.0sqm / 43.1sqft	RESTRICTED HEAD HEIGHT Limited to areas under 1.5m 0.0sqm / 0.0sqft
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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	81	81

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			
England & Wales	EU Directive 2002/91/EC		