



2 Bedroom
Stanley Gardens, NW2

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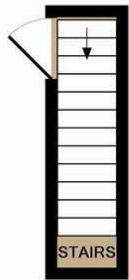
£2,102 PCM

A top floor, split level flat set on a quiet and tree lined residential street in the heart of Willesden Green. The property is a very short walk from Willesden Green tube station, a Zone 2 Jubilee line station and is in very close proximity to local shops, bars and restaurants. Set on the top two floors of a converted period property, this two double bedroom, split level apartment is presented in lovely condition throughout. The property comprises two double bedrooms, bathroom, fully fitted kitchen and a reception that oozes character. The property is under 400 yards walking to a zone 2 Jubilee line station at Willesden Green and is a similar distance from local shops and amenities. The property is offered part furnished and is available from the 16th of AUGUST 2024.

- Top Floor 2 Bed Flat
- VERY Close to Tube
- Excellent Condition
- Close to Local Shops
- Quiet Residential Road
- Split Level
- AVAILABLE IMMEDIATLEY
- EPC Band D





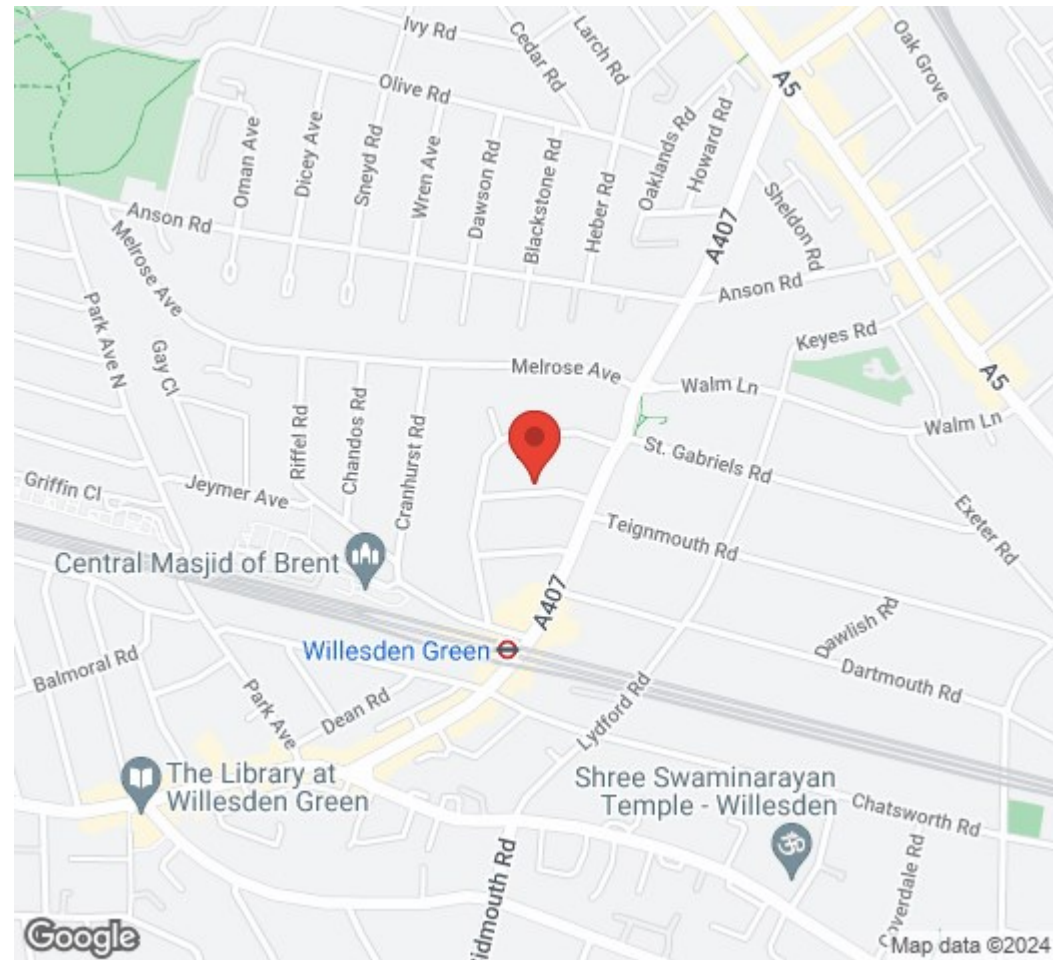


ENTRANCE FLOOR



TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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			
		57	78
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			
		71	80
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.