



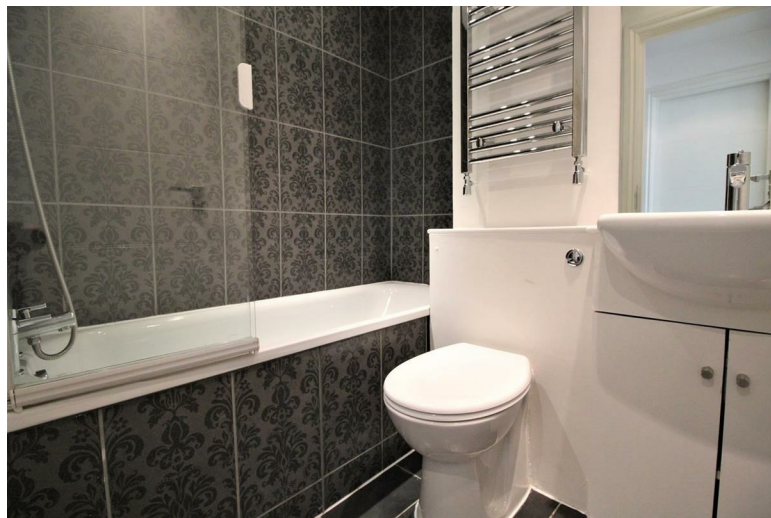
2 Bedroom
Minster Road, NW2

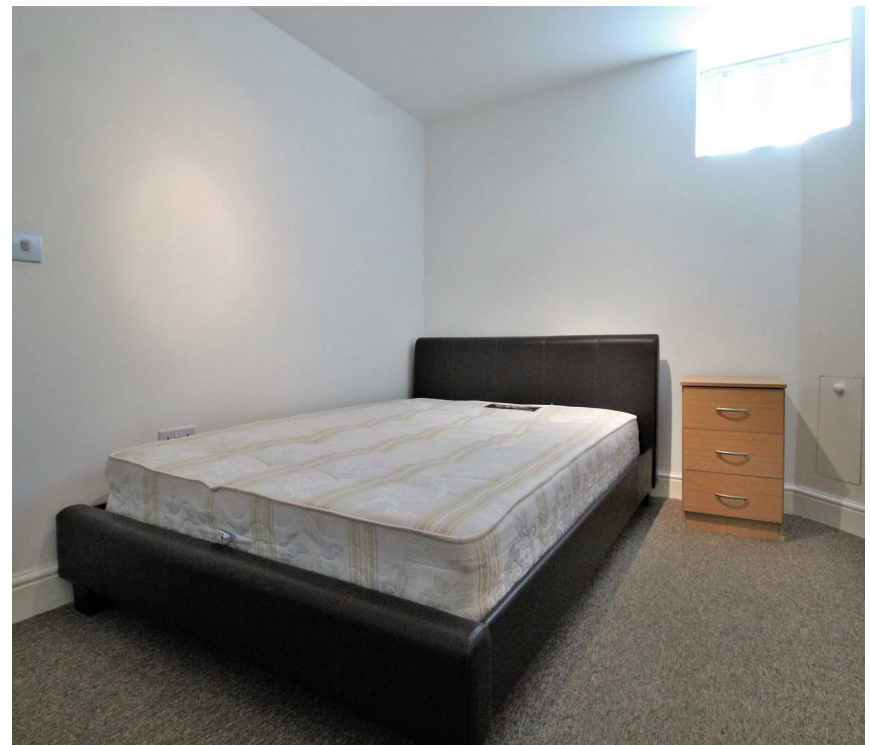
 **Portland**
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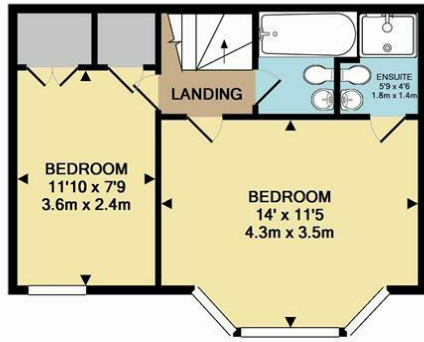
£2,167 PCM

This huge period style semi-detached house situated in sought-after road has been converted into 4 contemporary flats. A modern split level two double bedroom first floor flat comprising of an open plan kitchen/diner, with own washer, two double bedrooms (one with En-Suite), separate modern family bathroom, entry phone intercom system, wooden floors, gas central heating and neutral decor throughout. The property is very convenient for West Hampstead Jubilee Line (zone 2) which is around a 15 minutes walk and offers an array of shopping facilities. There are also many bus routes including services to Brent Cross Shopping Centre (189), Marble Arch (32), West End (98) Paddington (332) and Victoria (16) which runs along the main Edgware Road/Shoot Up Hill. West Hampstead is a great location and has trendy bars, cafes and restaurants along West End Lane.

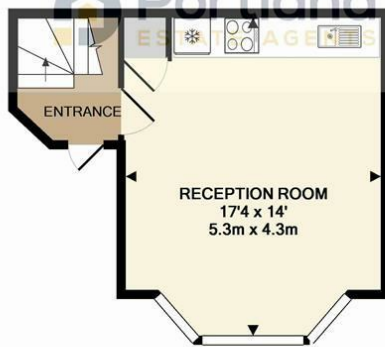
- TWO DOUBLE BEDROOMS
- GENEROUS ROOM SIZES
- BEAUTIFUL BUILDING
- EXCELLENT LOCATION
- Gas Central Heating
- AVAILABLE 23rd July
- EPC Band D





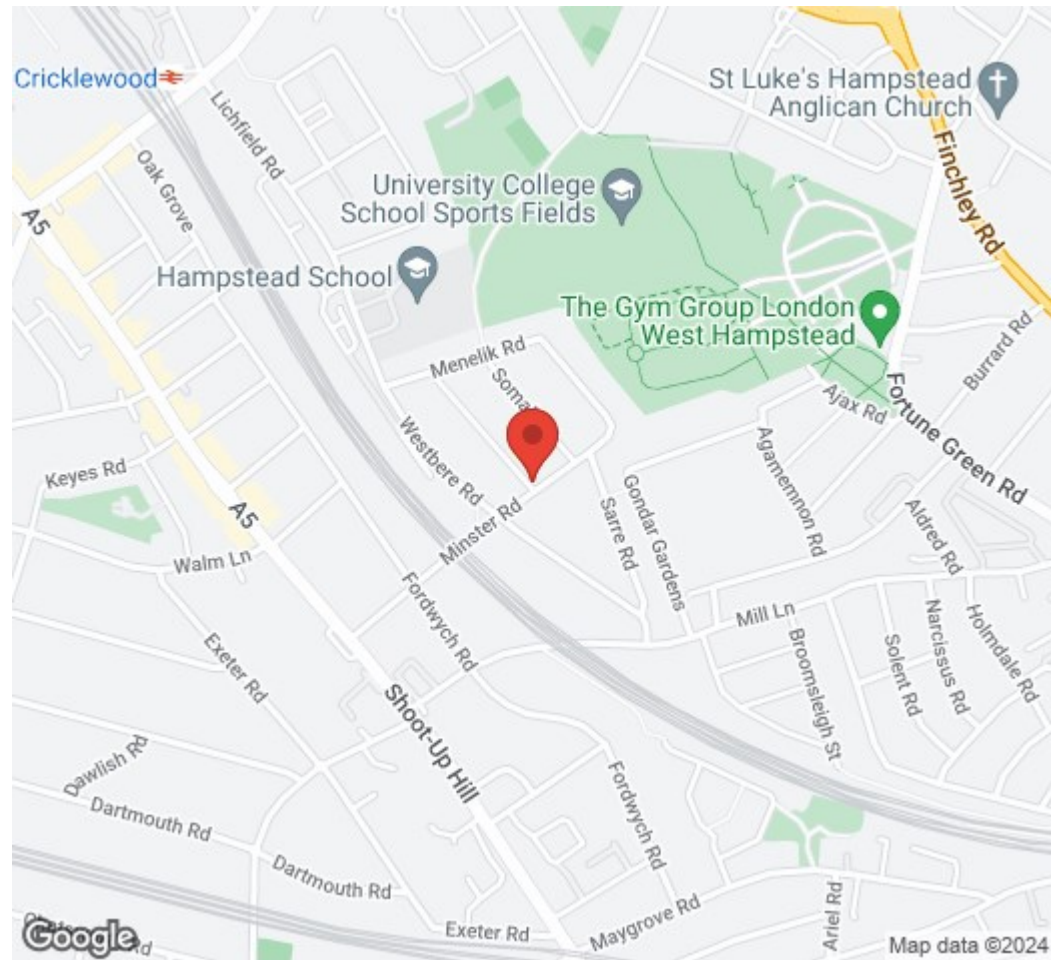


LOWER GROUND FLOOR



RAISED GROUND 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		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.