



1 Bedroom  
Church Road, NW10

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

£1,450 PCM

We offer for rent, a very well presented first floor ONE BEDROOM apartment within a period conversion and located in close proximity to local shops and transport links.

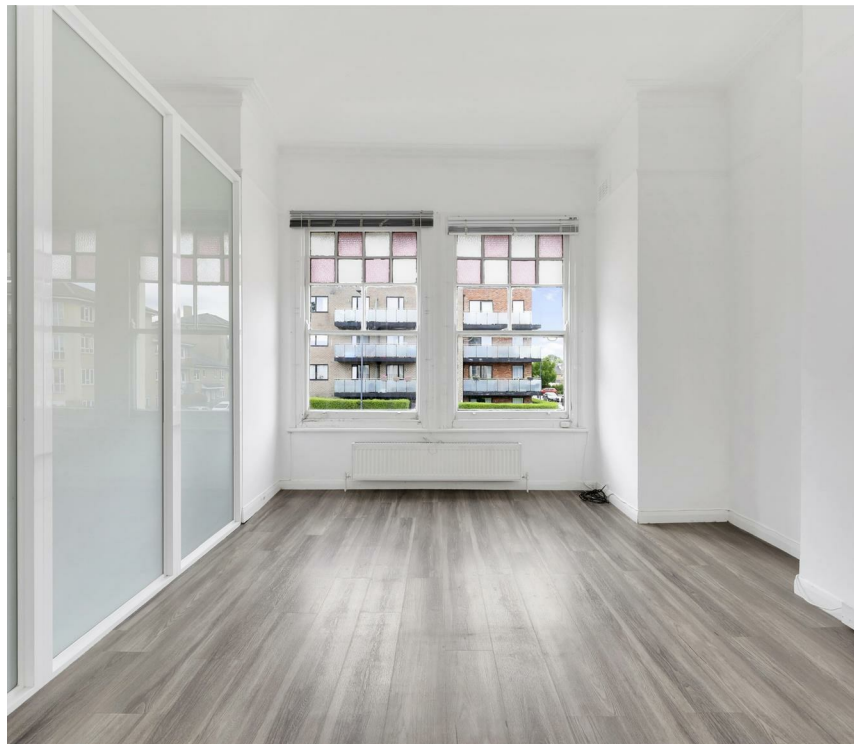
Set on the first floor and comprising a reception room with screened kitchen to provide separation, a bathroom with bathtub and overhead shower and a bedroom with storage.

The property is located just 0.6 miles to Harlesden Station and is within very close proximity to a selection of local bus routes. The shops of Craven Park Rd and central Harlesden are also close by.

The property is offered FURNISHED or UNFURNISHED and is available IMMEDIATELY.

- Available Immediately
- REDECORATED Throughout
- Close to Bus Links
- Close to Local Shops
- Part Furnished
- Close to Harlesden Station
- EPC Band C

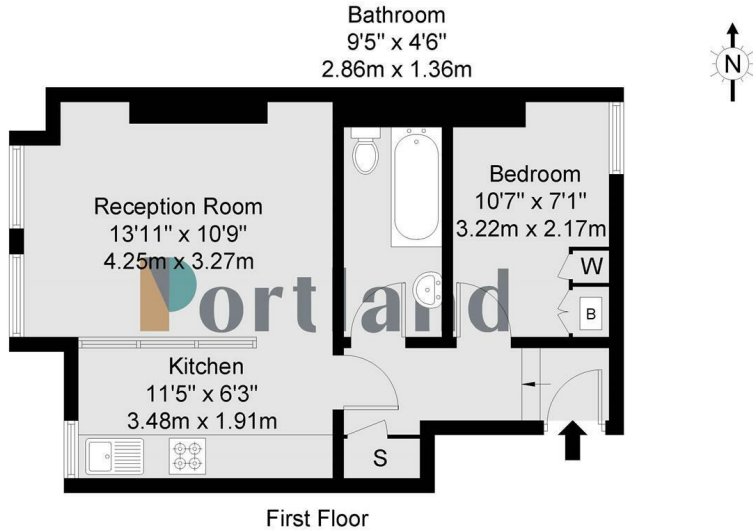




# Portland

Churchill House, Chapter Road, NW2

GROSS INTERNAL AREA  
38 sq m / 409 sq ft



- GROSS INTERNAL AREA (GIA)  
The footprint of the property  
38 sq m / 409 sq ft
- TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.2 sq m / 12 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 1.5m  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	76

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.