



2 Bedroom
Roundwood Road, NW10

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

£2,000 PCM

We present a beautiful TWO BEDROOM flat to rent with PRIVATE GARDEN. This super flat boasts A LARGE and BAY-FRONTED reception, a SEPARATE and MODERN KITCHEN, REVAMPED bathroom and TWO DOUBLE bedrooms.

This super flat also enjoys the additional benefit of a PRIVATE GARDEN, WOODEN FLOORS and NEUTRAL DECOR throughout.

Set on the GROUND floor of a purpose built block and located in a quiet residential location, ON STREET PARKING is available directly outside by way of residents permit from Brent Council.

Situated just 1 mile to the both the BAKERLOO LINE station at HARLESDEN and the JUBILEE LINE station at DOLLIS HILL and with multiple bus routes running close by this flat has excellent connections for transport. Local shops are available close by.

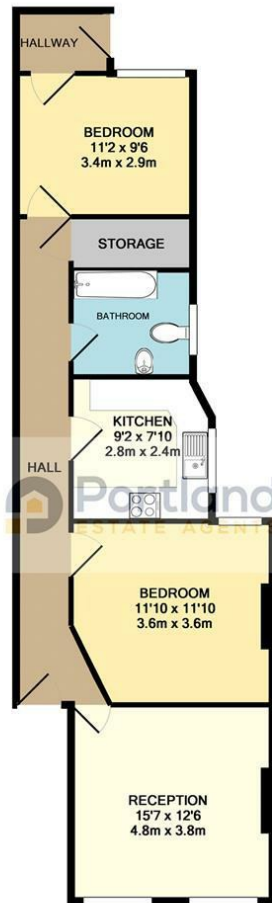
The property is offered PART FURNISHED and is AVAILABLE from SEPTEMBER 2024.

** PLEASE NOTE ** The garden has now been fenced in and as such is nice and secure, ending just behind the tree in our pictures and reaching the small pathway to the right.

- Beautiful Garden Flat
- TWO LARGE BEDROOMS
- Fantastic Decor
- Popular Location
- Close to Roundwood Park
- Recently Refurbished
- EPC Band C







TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)
 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.
 Made with Metropix ©2015



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		71	77
	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			
England & Wales		1	1
	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.