



3 Bedroom
Olive Road, NW2

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

£3,250 PCM

**** PERFECT for SHARERS or FAMILY **** Occupying the entire **GROUND FLOOR** of a recently converted, mid-terrace house we present a wonderful flat that offers **LARGE ROOMS** throughout. With **THREE DOUBLE BEDROOMS** and plentiful storage, the flat will make a superb home to a family or to multiple sharers. The entire building has been **FULLY REFURBISHED** and as such arrives in **EXCELLENT CONDITION** throughout. This large flat comprises a bright and **BAY-FRONTED RECEPTION**, **SEPARATE KITCHEN DINER** (including **DISHWASHER** and **WASHING MACHINE**), **THREE DOUBLE BEDROOMS** and **TWO BATHROOMS**. Enjoying a **LARGE** and **PRIVATE REAR GARDEN** with **PATIO**, this flat is beautiful. Located just 0.5 miles to the **OVERGROUND** connections (**THAMESLINK**) of **CRICKLEWOOD** station and just 0.7 miles to the **ZONE 2 JUBILEE LINE** connection at **WILLESDEN GREEN**. Multiple bus routes run close by and a **WIDE VARIETY** of local shops are within similar distances. The huge **OPEN SPACE** of **GLADSTONE PARK** is within 0.3 miles, offering various sporting activities and a choice of Cafes. This flat is offered **FURNISHED** and wooden flooring throughout sets the property off superbly. This gorgeous flat will become available from the 25th September 2024. **** PLEASE NOTE ** NO PARKING** is available at the property, either on-site or by way of residents permit.

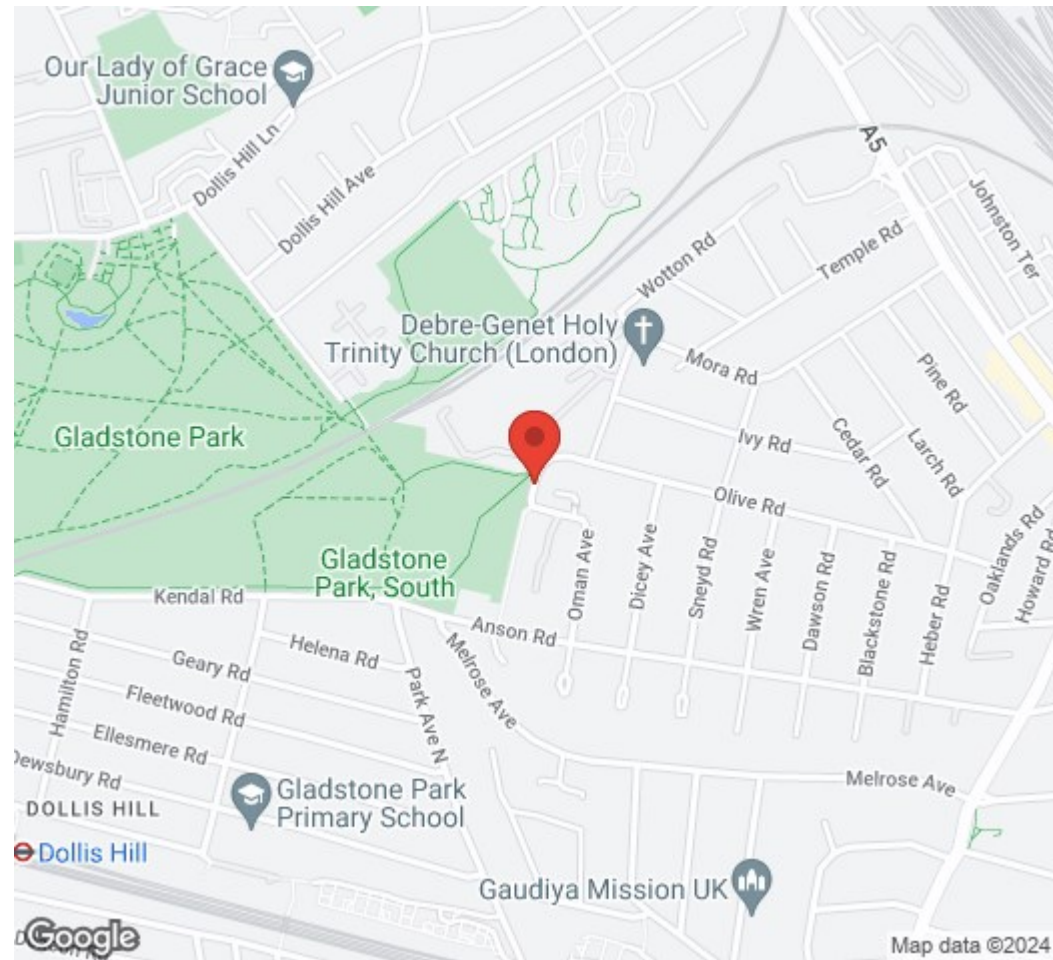
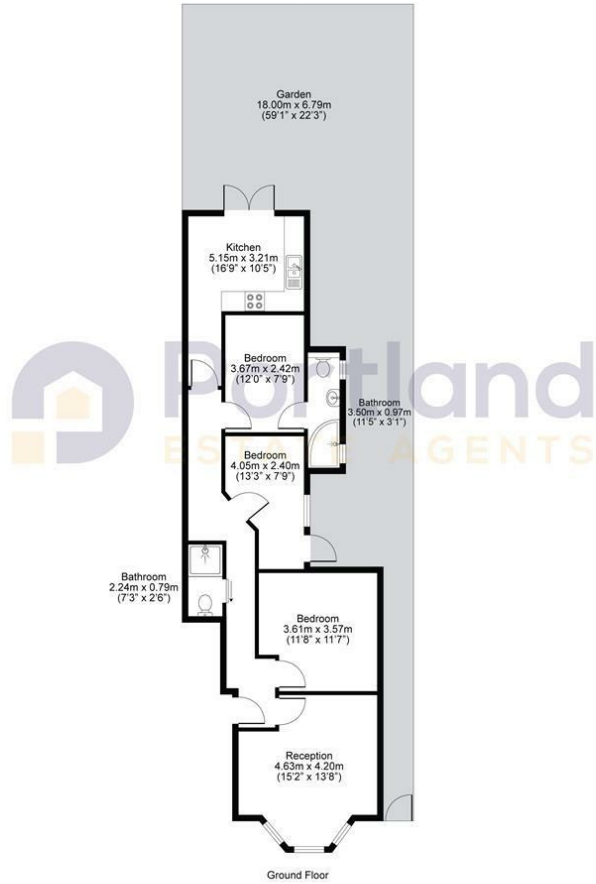
- **** RECENT REFURBISHMENT ****
- **PRIVATE GARDEN**
- **GROUND FLOOR**
- **Wooden Flooring**
- **TWO BATHROOMS**
- **SEPARATE KITCHEN**
- **EPC Band C**





Olive Road, NW2

Approx. Gross Internal Area = 78.0sqm / 839.6sqft



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			
		70	77
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			
		1	1
England & Wales	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and 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.