



3 Bedroom
Walm Lane, NW2

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

£3,000 PCM

Set over two floors (first and top) we present a SPLIT LEVEL apartment with THREE DOUBLE BEDROOMS.

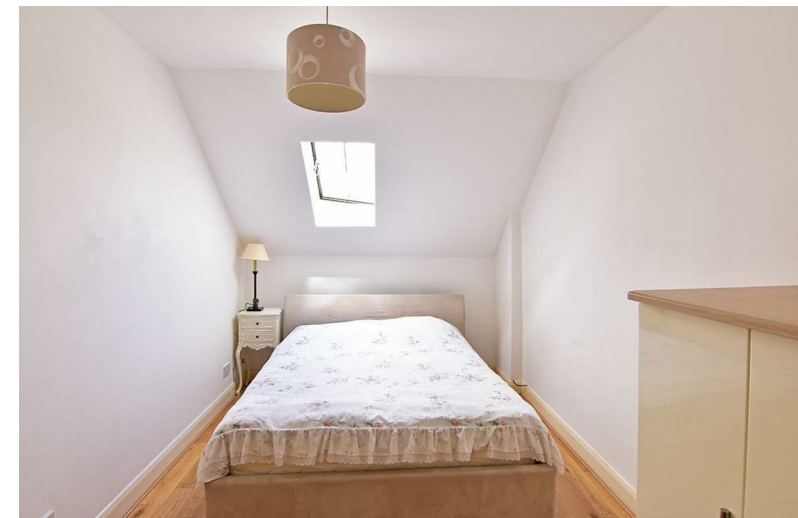
The property will be redecorated between tenancies to ensure a fresh look.

With THREE DOUBLE BEDROOMS, MODERN OPEN-PLAN KITCHEN within a BAY FRONTED RECEPTION and both a MODERN BATHROOM and Separate WC this flat is IDEAL FOR SHARERS.

The flat enjoys a PRIME LOCATION on a wide LEAFY avenue, and lies just 0.3 miles to the ZONE 2 JUBILEE LINE station at WILLESDEN GREEN with the surrounding array of shops, supermarkets and eateries on Walm Lane.

The Property is AVAILABLE for the 16th September 2024 and will be provided FURNISHED.

- FIRST FLOOR FLAT
- Good Transportation links
- 3 double bedrooms
- Modern open plan kitchen
- Bay fronted reception
- Prime location in MAPESBURY
- EPC band D

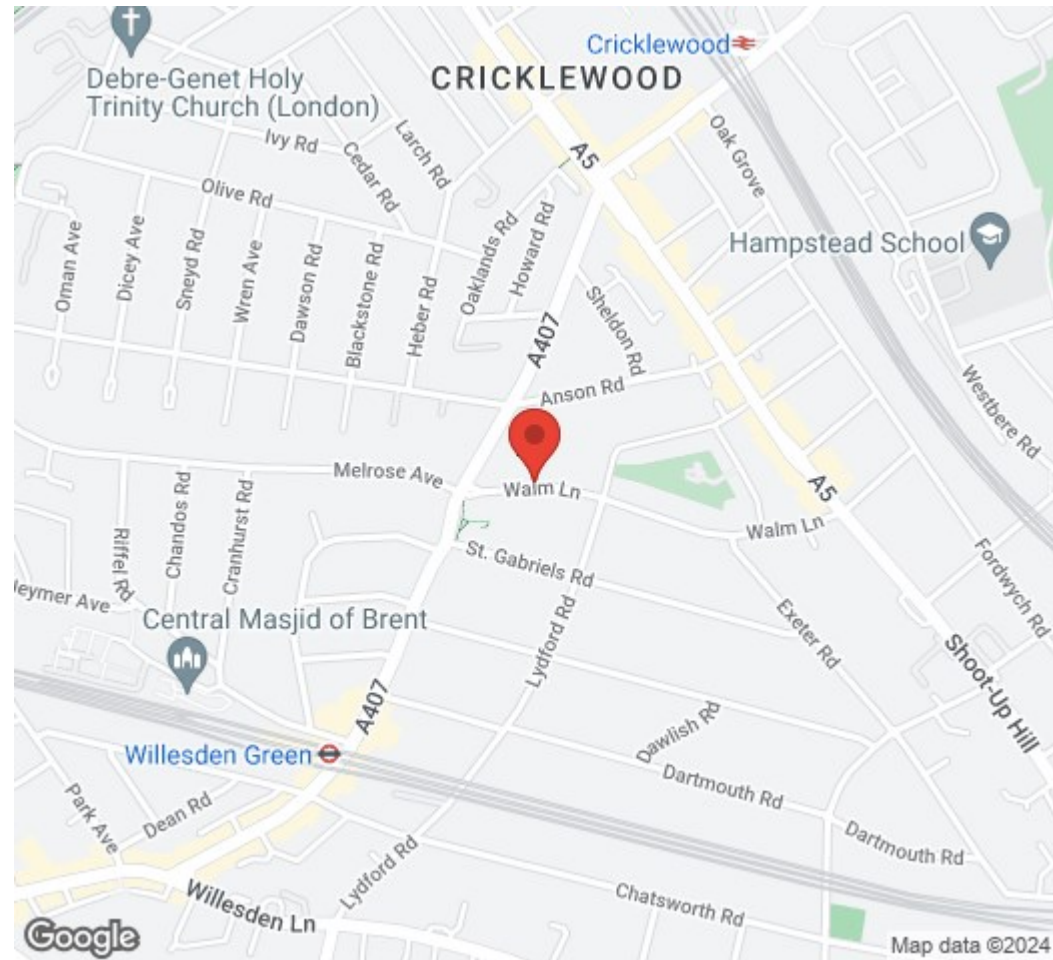




FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	61	76
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		
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.