



1 Bedroom
Flowers Close, NW2

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

Asking Price £330,000
Leasehold

Spanning over 600sqft with incredible views over London is an exceptional one bedroom flat with balcony, situated on the first floor of a purpose built block.

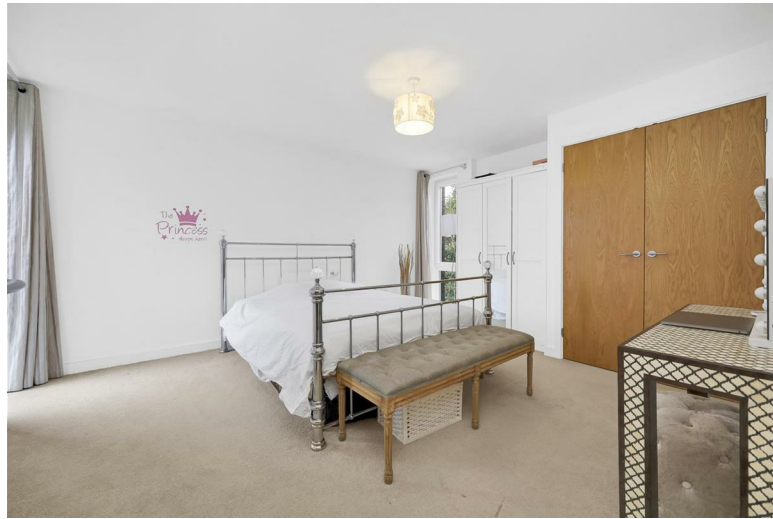
This bright apartment is one of the larger one bedroom plots available in the development. It features a modern fully fitted open plan kitchen going into a beautiful reception room with direct access to a private balcony. Additionally there is a large double bedroom with built in storage, a family bathroom and utility cupboard.

Flowers Close is a popular residential cul-de-sac named after the codebreaker Thomas Flowers, who famously worked on the Colossus computer inspired by Alan Turing. It's built next to the historic Post Office Research Station which twinned with Bletchley Park during WWII and also is a stones throw from Winston Churchill's Cabinet War Room bunker.

Aptly named CIPHER Court, the apartment benefits from gated underground parking, beautifully maintained communal gardens, lift access and a stunning communal roof terrace. Entrance is via fob, providing excellent security for home owners.

The rolling green space of Gladstone Park is a short stroll away, and it is well positioned for commuters to Willesden Green & Dollis Hill Underground Stations (on the Jubilee line) not forgetting the huge £4.6billion regeneration of Brent Cross and it's new station on the Thameslink which is scheduled to be completed in Autumn this year. Access to the North Circular is also close by.

- Bright Frist Floor Flat
- Gates Entry
- Communal Gardens
- Historic Address
- Private Balcony
- Open Plan Kitchen
- Private Parking
- Close To Gladstone Park
- Double Bedroom
- Lift Access

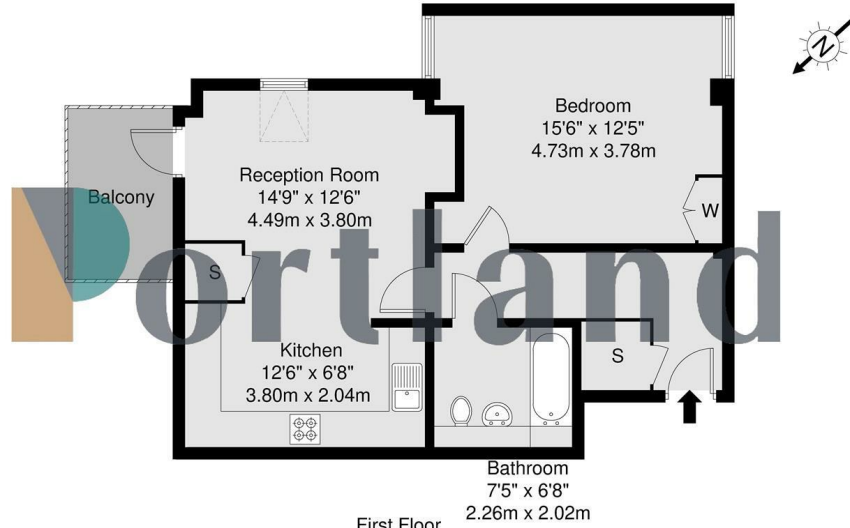






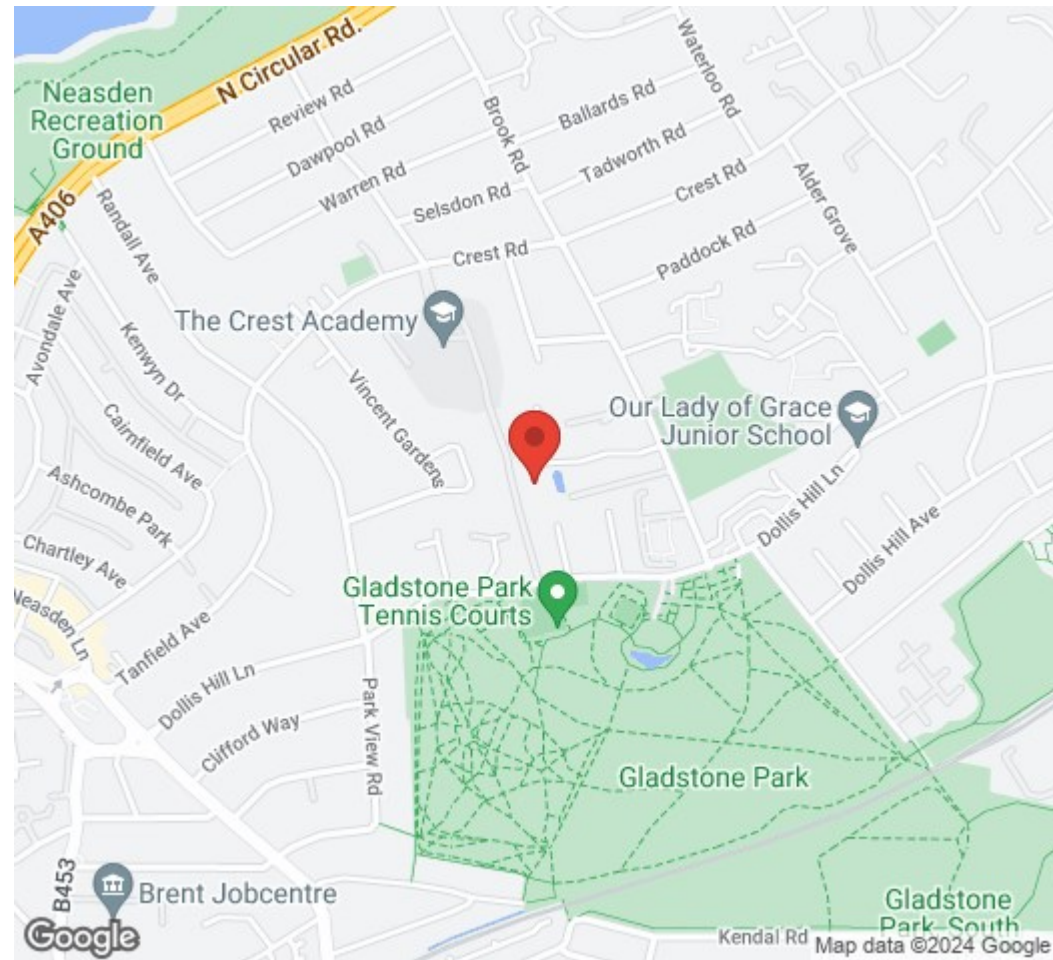
Cipher Court, Flowers Close, Neasden, NW2

GROSS INTERNAL AREA
56.7 sq m / 610 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL STRUCTURAL FEATURES Gardens, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
56.7 sq m / 610 sq ft	2.6 sq m / 28 sq ft	5.0 sq m / 53 sq ft	0.0sq 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.



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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		
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.