



1 Bedroom
Station Parade, NW2

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

£325,000
Leasehold

Portland Estate Agents are pleased to act as sole agents for this exceptional one double bedroom apartment with gated parking, moments from Willesden Green Station.

This property is brilliantly positioned in the heart of NW2 and offers the opportunity for buyers to add their own stamp to the property. Perfect for first-time buyers or buy-to-let investors.

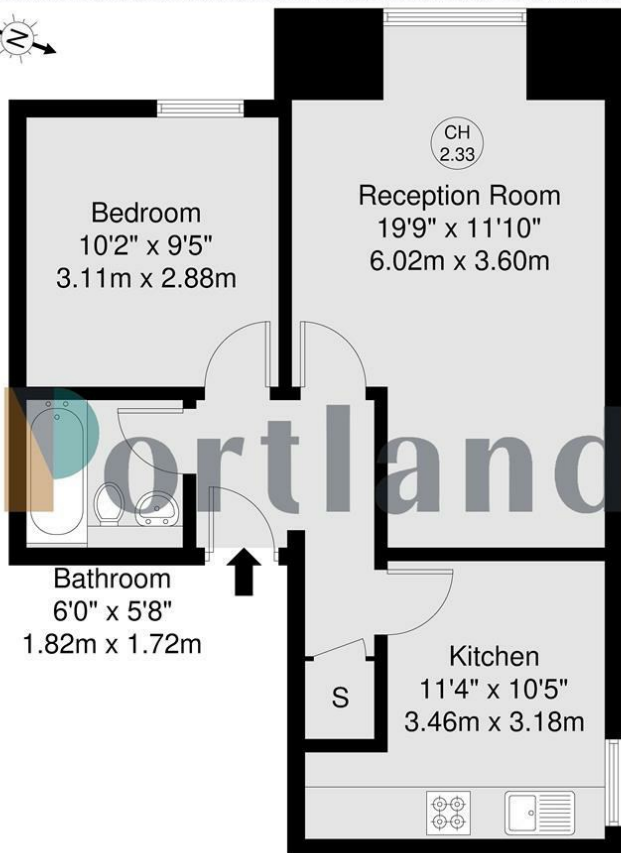
Cassandra Court is a smart gated development of only a few apartments just by Willesden Green Station. As this home is positioned on the first floor it allows an abundance of natural light to flow throughout. Buyers can expect to find a large reception room, separate kitchen, double bedroom and family bathroom.

Located on Station Parade, a short walk from Willesden Green Station (Jubilee) allowing a quick commute to Baker Street and Green Park. There is also the bustling high street around the corner with the ever-popular Sanzio restaurant as well as GAIL's Bakery and other amenities.

- Off Street Allocated Parking
- Bright First Floor Flat
- Communal Gardens
- Close To Jubilee Line
- Over 500 Square Foot
- Separate Kitchen
- Popular Gated Residential Block
- A Short Walk From Gladstone Park



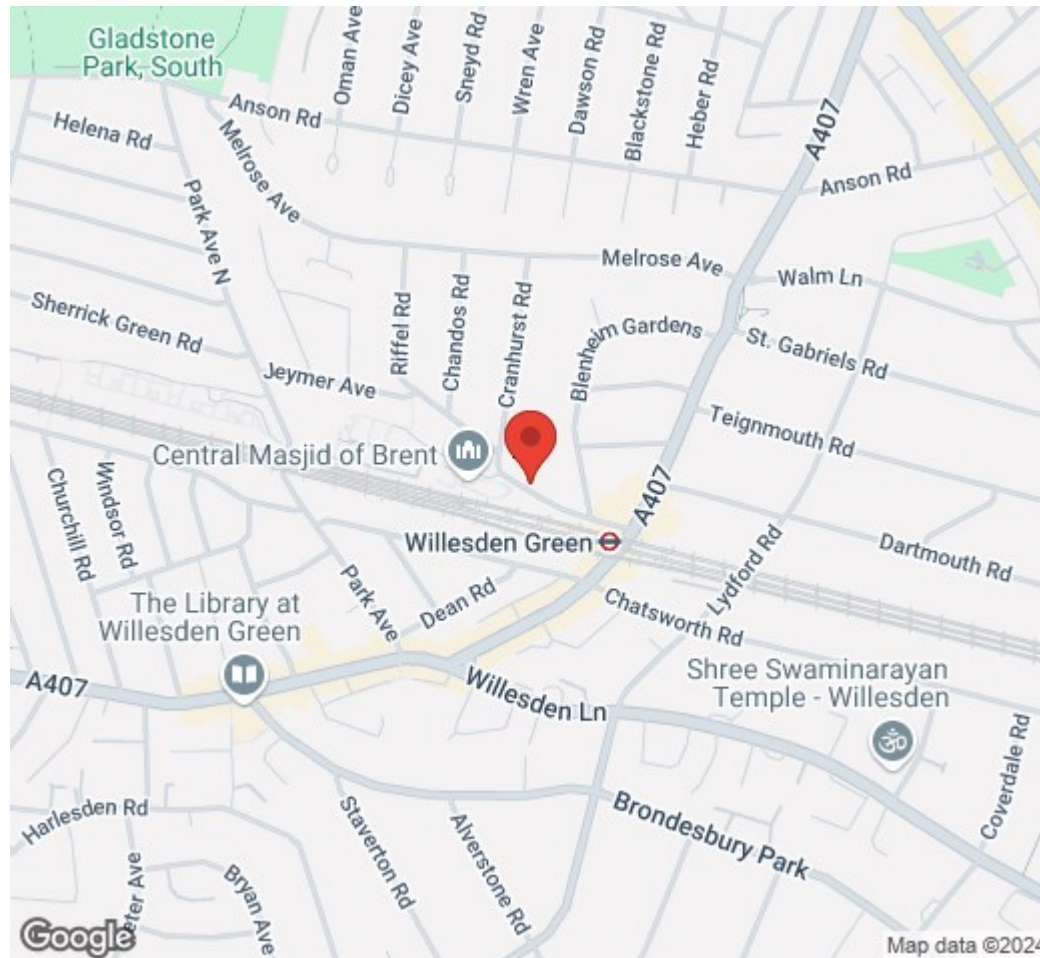




First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 48.3 sq m / 519 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.7 sq m / 7 sq ft	EXTERNAL FEATURES Closets, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0sq m / 0.0 sq ft
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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	79	81

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		