



2 Bedroom  
Flowers Close, NW2

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

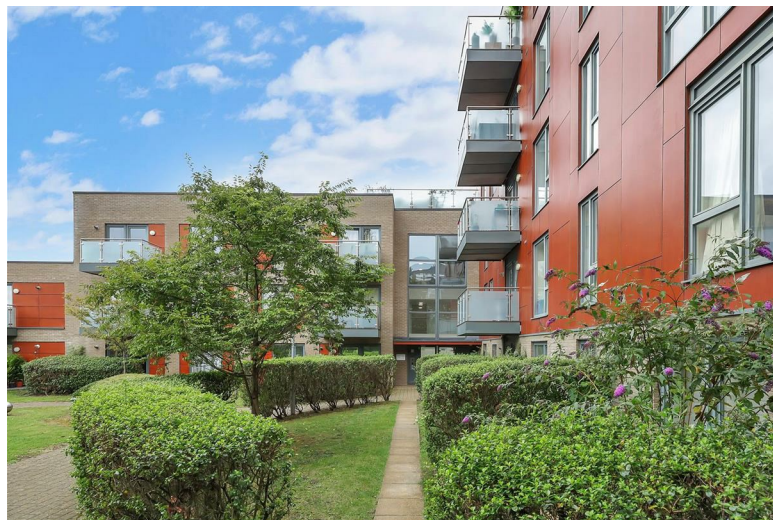
£425,000  
Leasehold

Portland present a rare opportunity to purchase a spacious two double bedroom, two bathroom, ground floor apartment occupying a secluded plot within a gated modern development with a large private garden. The garden is a huge bonus with this apartment and is ideal for a variety of uses, especially for those where a garden is a must have.

Benefiting from lots of natural light and a spacious layout internally the property consists of a master bedroom overlooking the garden with an en-suite, a good size second bedroom, modern and stylish family bathroom, storage cupboards off the hallway, and a large open plan kitchen/reception room with integrated appliances and space for a dining table. Further benefits include secure underground parking (annual permit fee £20 applies), a large shared roof terrace with fantastic views, and further shared garden with a large pond and bench seating.

Cipher Court is located within close proximity to the popular Gladstone Park and provides easy access to both Neasden and Dollis Hill Station (Jubilee Line) as well as numerous bus links. In addition, there are very convenient road links close by with easy access to the North Circular Road and M1.

- EWS1 Compliant
- Large Private Rear Garden
- Two Double Bedrooms / Two Bathroom
- Large Open Plan Kitchen / Dining / Reception
- Long Lease Remaining
- Secured Gated Development
- Underground Secure Parking
- Bright & Spacious Internally





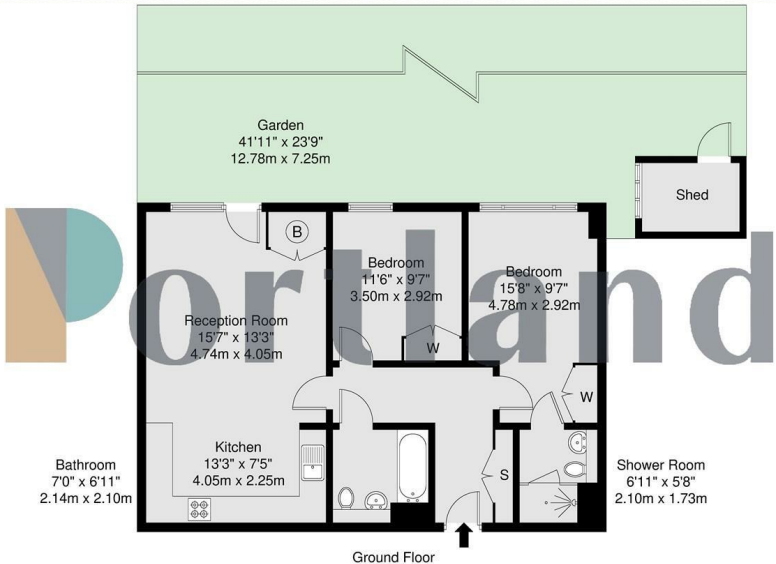






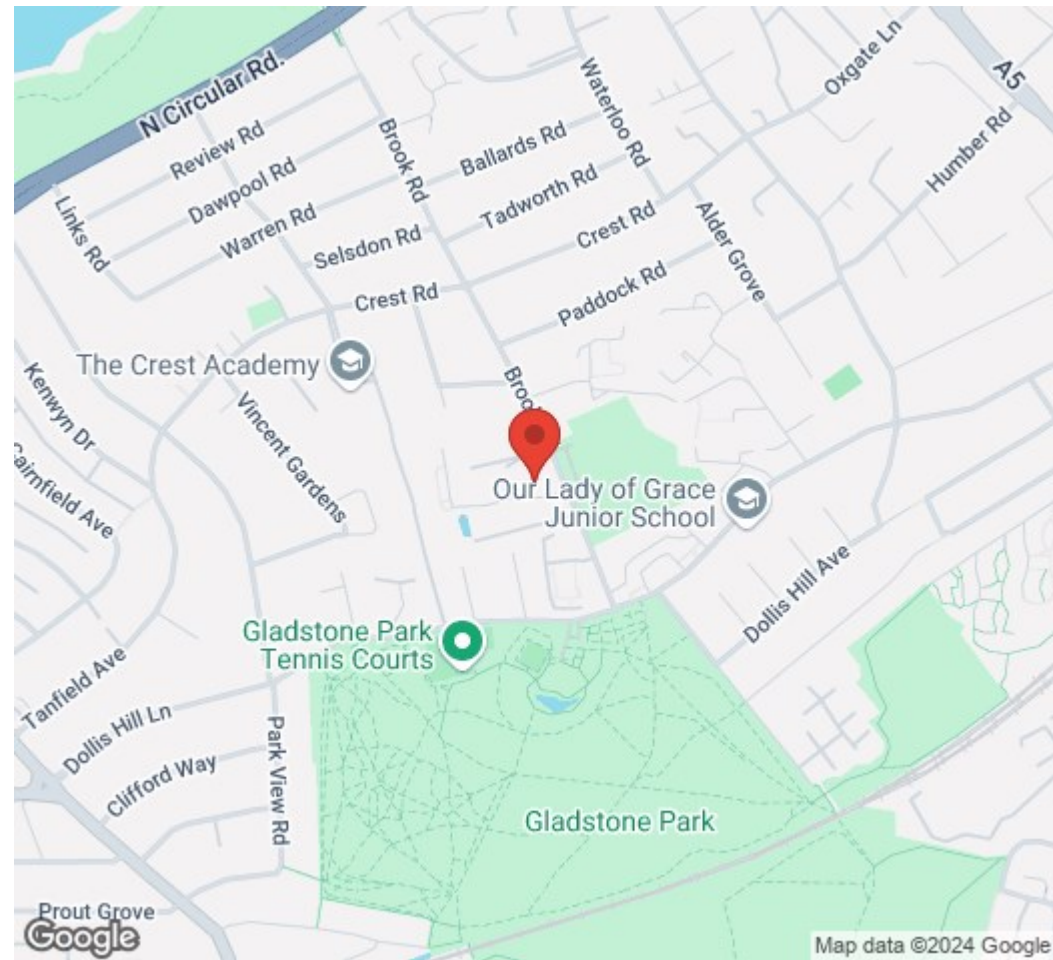
Cipher Court Flowers Close, NW2

GROSS INTERNAL AREA  
71.1 sq m / 765 sq ft



- GROSS INTERNAL AREA (GIA)  
71.1 sq m / 765 sq ft
- TOTAL STORAGE SPACE  
3.2 sq m / 34 sq ft
- EXTERNAL FEATURES  
92.7 sq m / 997 sq ft
- RESTRICTED HEAD HEIGHT  
0.0 sq 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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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.