



2 Bedroom
Dover Close, NW2

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

£2,100 PCM

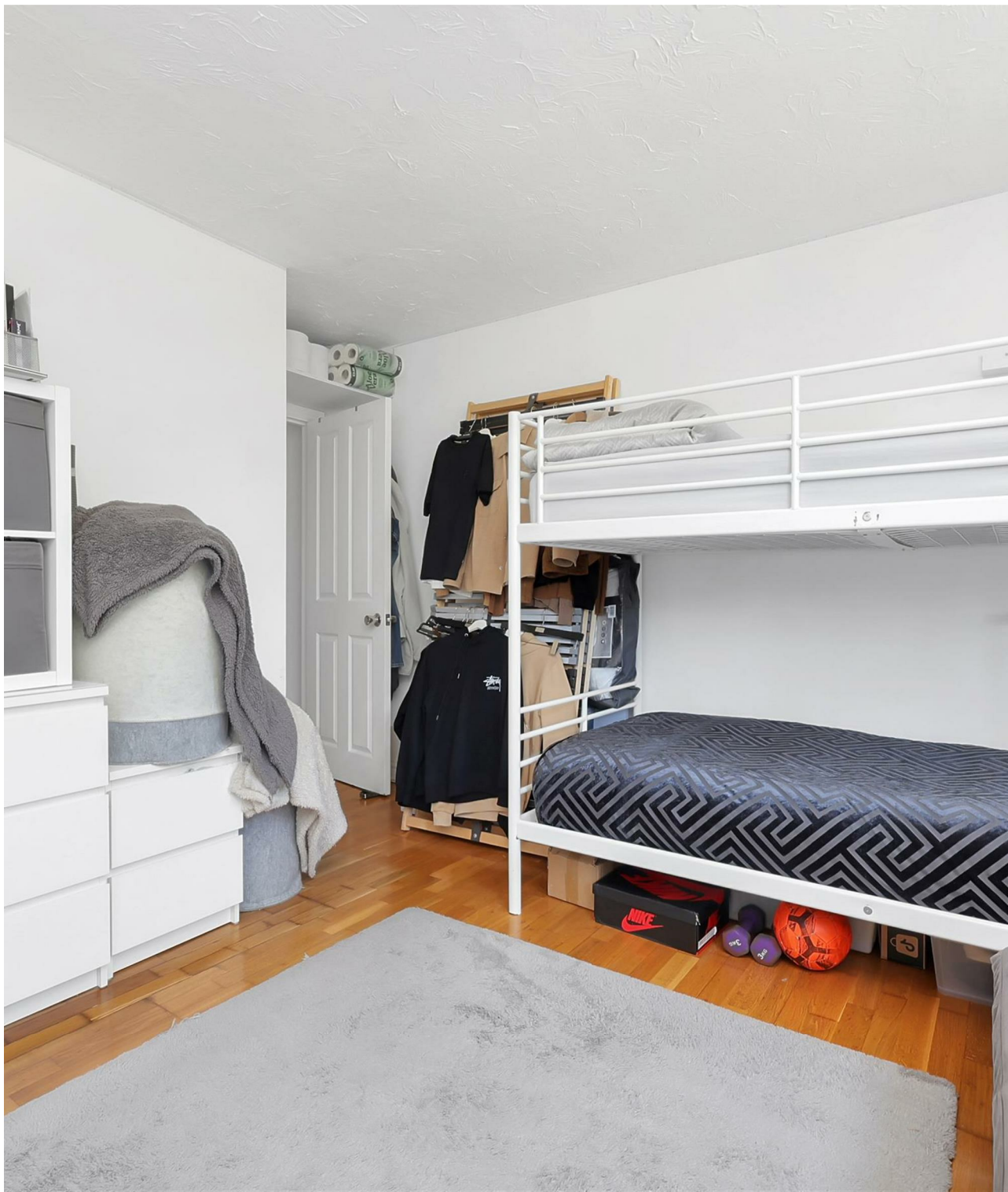
Located in a private purpose-built residency this two-bedroom first-floor apartment offers a comfortable living space with a separate kitchen and spacious living room, along with a modern bathroom. The property benefits by having a private off-street parking space and additional guest spaces.

Situated in a convenient location, this property benefits from excellent transport links. The nearest station is Cricklewood, which is approximately 0.5 miles away. Cricklewood station provides access to the Thameslink service. Additionally, Willesden Green station is within close proximity, approximately 0.9 miles away, served by the Jubilee Line.

The property is available from the 1st of December, so why not enjoy the festive period in a lovely, safe new home?

- Spacious two bedroom flat
- Gated, Secure Development
- Quiet location Close to amenities
- Generous reception
- Allocated Off Street Parkng
- Wooden Flooring throughout
- Close to Parks
- Close to Transport
- CCTV
- EPC Band

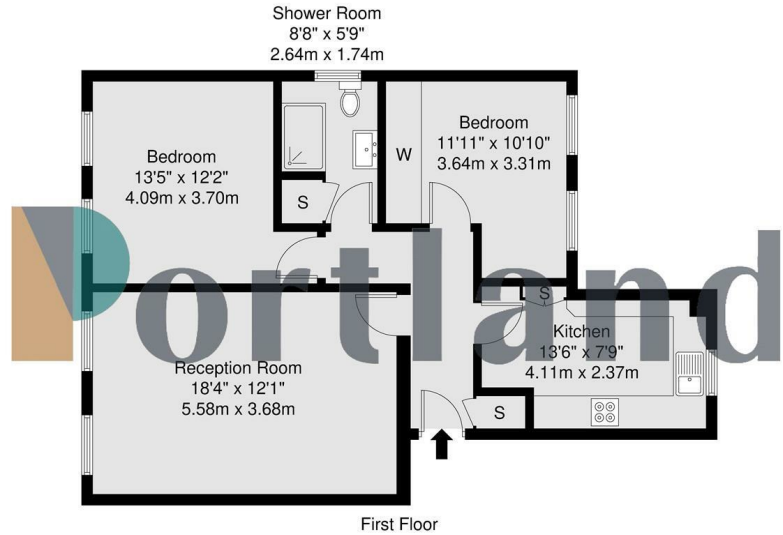




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GROSS INTERNAL AREA
67.6 sq m / 727 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
67.6 sq m / 727 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.3 sq m / 13 sq ft

EXTERNAL STRUCTURAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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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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.