



1 Bedroom
Glengall Road, NW6

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

£450,000
Leasehold – Share of Freehold

The aptly named Scholars House is a wonderful one bedroom purpose built property as part of an extension to a Victorian school conversion.

Spanning nearly 540sqft is an excellent one bedroom apartment with gorgeous open plan living, boasting a fully fitted kitchen, designated areas for dining and living as well as access to the private balcony with some of the best southerly views available in NW London – This floods natural light. There is a family bathroom, brilliantly size bedroom and an abundance of storage available.

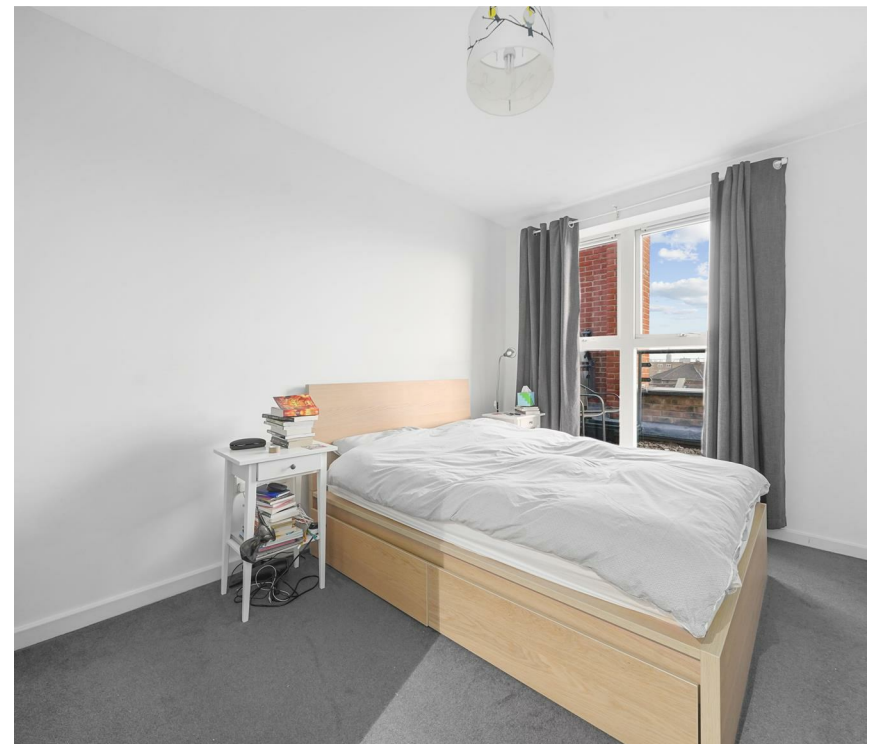
This property is serviced by lift access along with secure video entry systems. There is a further benefit of a parking space and also bike storage.

This home is sold with a Share of Freehold and vacant possession.

Glengall Road is a popular residential road with excellent transport links to the Overground, Bakerloo and Jubilee Lines. The bustling Kilburn High Road is a short stroll away, and the always trendy Salusbury Road and expansive green space of Queens Park is a few roads down to the west.

- One Bedroom Purpose Built Apartment
- Private Balcony
- Share of Freehold
- Vacant Possession
- Large Open Plan Living Area
- Double Bedroom
- Close To Salusbury Road & Queens Park
- South Facing
- Abundance Of Storage
- Secure Entry System & Lift Access







Balcony
21'11" x 5'7"
6.67m x 1.71m

Bathroom
6'7" x 6'2"
2.01m x 1.87m



Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.7 sq m / 534 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
11.4 sq m / 122 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

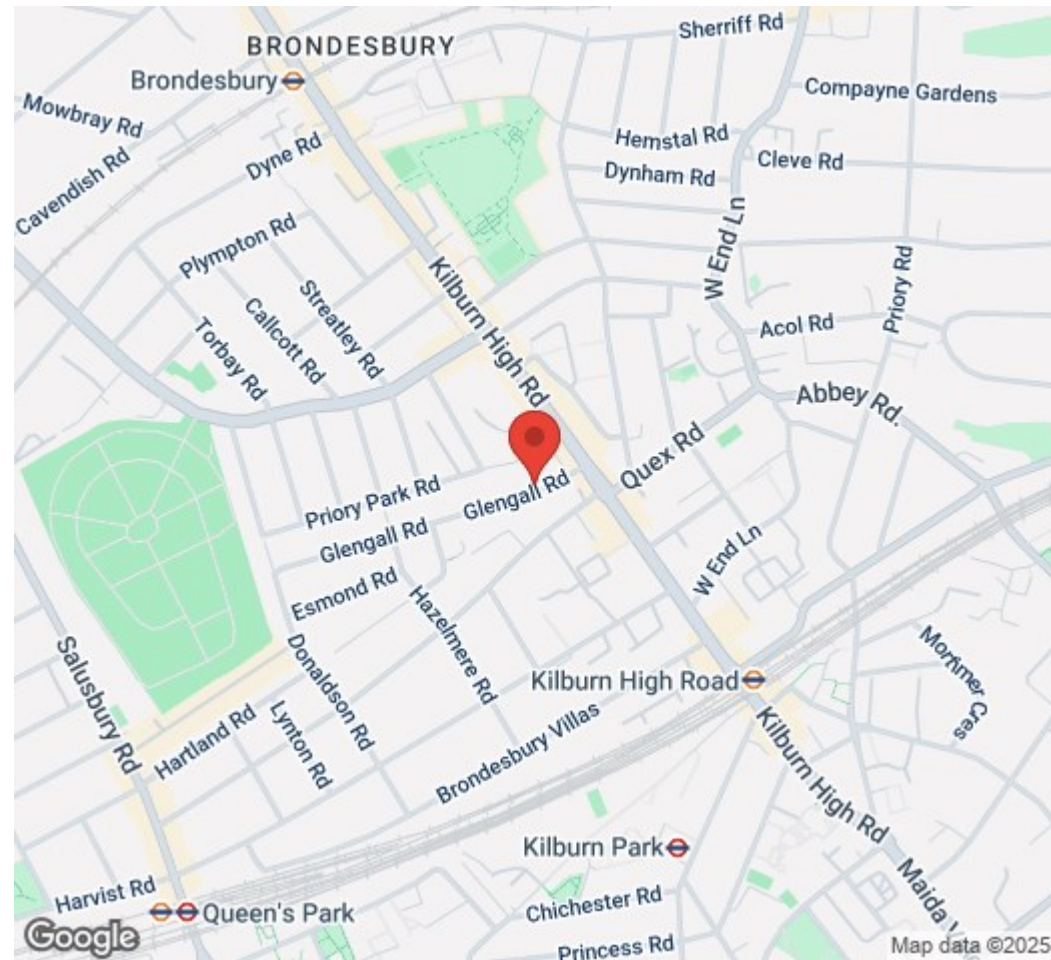
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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	82	82
(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 (CO₂) 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	