



2 Bedroom
Hawarden Hill, NW2

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

£325,000
Leasehold

Positioned on the second floor of a purpose built development is a bright two bedroom apartment moments from Gladstone Park.

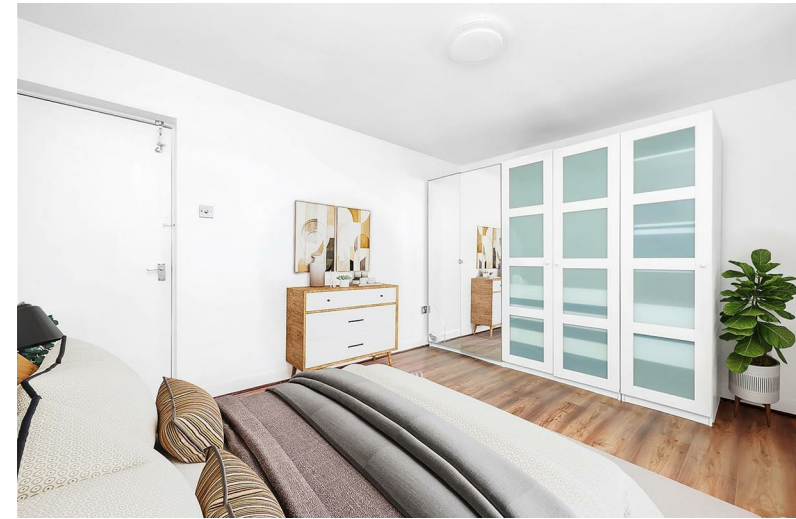
Spanning over 720sqft of accommodation, buyers can expect to find a bright living-dining room with the kitchen coming off it. Two large bedrooms with an abundance of space for storage and a smart family bathroom. There is also the benefit of off-street parking .

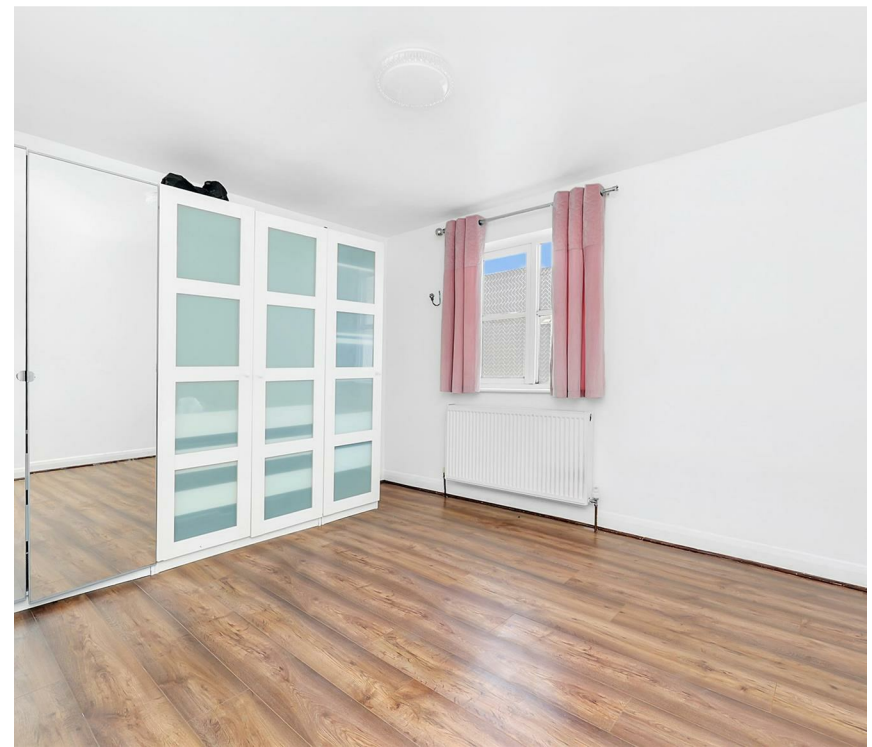
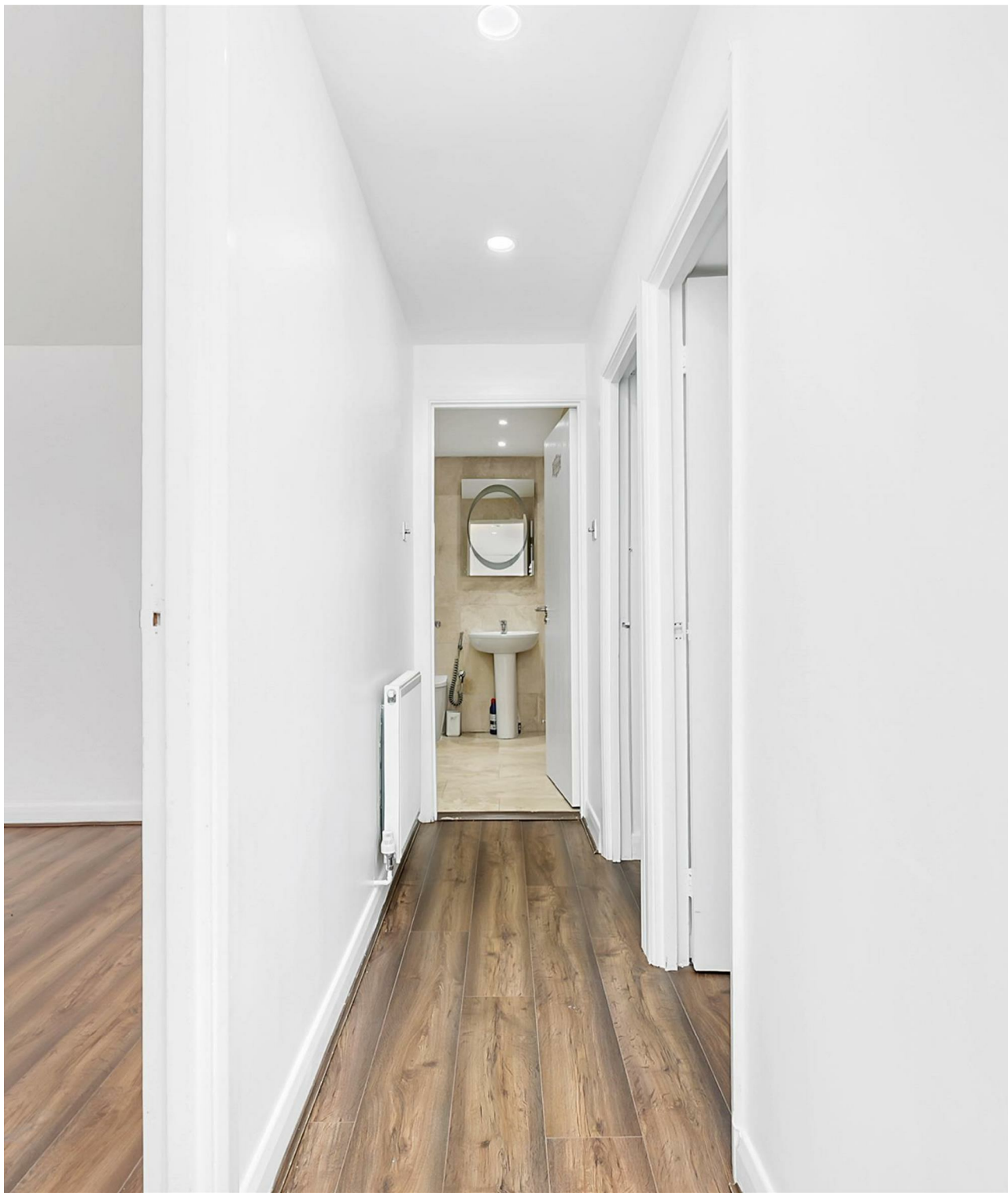
The apartment is being sold chain-free and with vacant possession, perfect for first time buyers looking to get onto the property ladder or investors wanting to expand their portfolio.

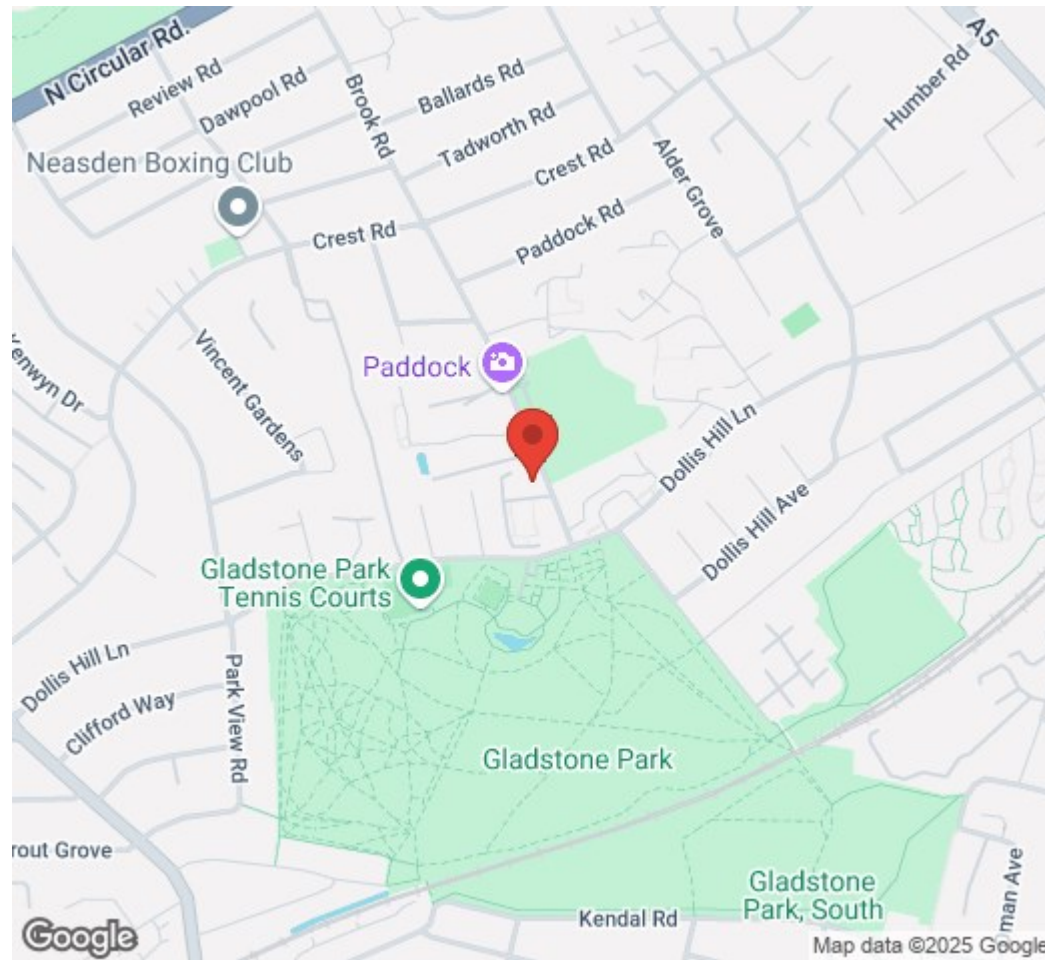
Buyers should note that virtual furnishing has been used in some of the marketing shots.

Hawarden Hill is a secure development positioned close to the rolling green space of Gladstone Park, it is well positioned for commuters requiring 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 now completed. Access to the North Circular is also close by.

- Off Street Parking
- Two Double Bedrooms
- Separate Kitchen
- Wooden Flooring
- Bright Reception Room
- Vacant Possession
- Chain Free
- EPC Band C
- Close To Gladstone Park
- Over 700sqft







GROSS INTERNAL AREA (GIA) The footprint of the property 67.1 sq m / 722 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.7 sq m / 7 sq ft	EXTERNAL FEATURES Chesters, 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
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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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