



3 Bedroom
Harlesden Road, NW10

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

£575,000
Leasehold – Share of Freehold

Spanning over 1000sqft is an exceptional three bedroom apartment with private garden

Positioned on the first and top floor of a semi-detached Victorian conversion, this property is flooded with natural light and gorgeous features. To the front is a wonderful dining living area with bay window. There are two large double rooms with an eat in kitchen and family bathroom all on this floor. Upstairs, a further bedroom has been created with an abundance of eaves storage. Rarely available, this first floor apartment comes with a private section of garden too.

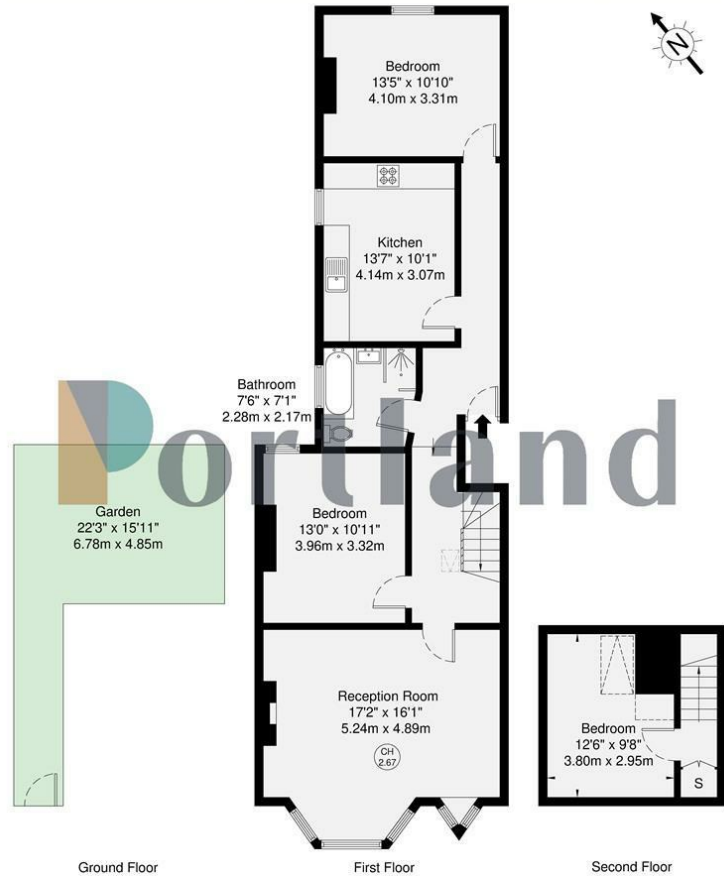
Buyers will benefit with this property being sold with a share of the freehold and also vacant possession.

This pocket of Harlesden Road offers residents parking permits and is also a short walk to the rolling green space of Roundwood Park. Dollis Hill on the Jubilee Line is also within walking distance along with the eateries on College Road.

- Private garden
- Large bay fronted reception room
- Share of freehold
- Over 1000 square foot of accommodation
- Roundwood park a short stroll away
- Incredible condition
- Large separate eat-in kitchen
- EPC Band D
- Vacant possession
- High ceilings







GROSS INTERNAL AREA (GIA) The footprint of the property 99.4 sq m / 1069 sq ft	TOTAL STORAGE SPACE Storage and available total area 0.5 sq m / 5 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 32.8 sq m / 353 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.6 sq m / 6 sq ft
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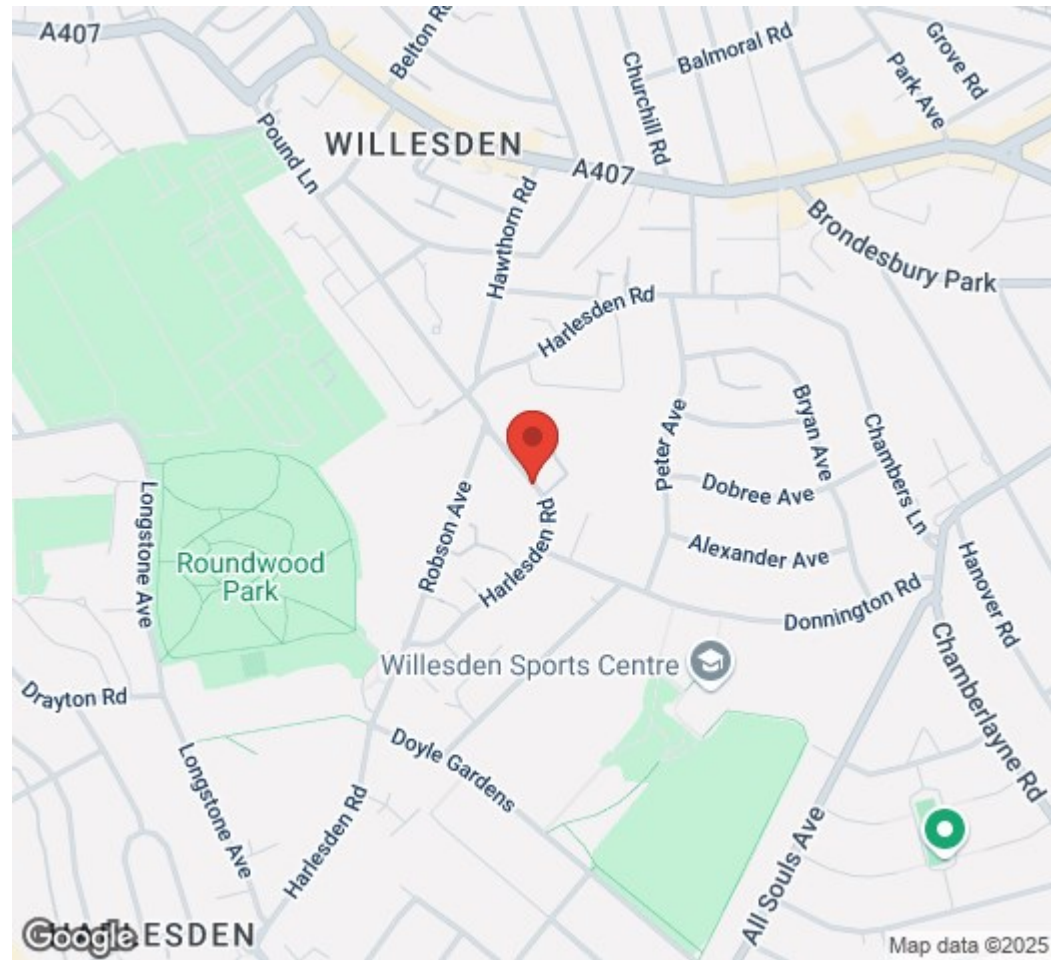
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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	

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	