



2 Bedroom
Park Avenue, NW2

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

£2,400 PCM

Occupying the entire second floor of a converted semi detached house, we present a STUNNING two bedroom flat that RARELY COMES TO THE MARKET. This lovely flat offers an abundance of space, comprising TWO LARGE DOUBLE BEDROOMS, a bathroom with both tub and separate shower cubicle, an open-plan kitchen and reception area with access to a private balcony. This super flat sits in a quiet, prime-residential area and offered fully furnished with all appliances and built-in storage a tenant might need. Situated just 0.3 miles from WILLESDEN GREEN TUBE Station (JUBILEE LINE ZONE 2), and just 0.6 miles to GLADSTONE PARK, this beautiful flat enjoys an enviable locale. Local shops are within 0.1 miles, with the wide variety of stores occupying WALM LANE and a large Sainsbury Supermarket under 0.2 miles. The property offers excellent transport links by car with the M1, A5 (Edgware Rd) and A406 (North Circular) close by, together with a variety of bus routes. Please call us today to reserve your opportunity to view as appointments are strictly by prior reservation.

- ** AVAILABLE MAY 2025 **
- 2 Double Bedrooms
- Excellent Location
- Plentiful Storage
- Beautiful Decor
- Minutes to Station
- Private Balcony
- EPC Band C





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GROSS INTERNAL AREA
73.5 sq m / 791 sq ft



Third Floor



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.

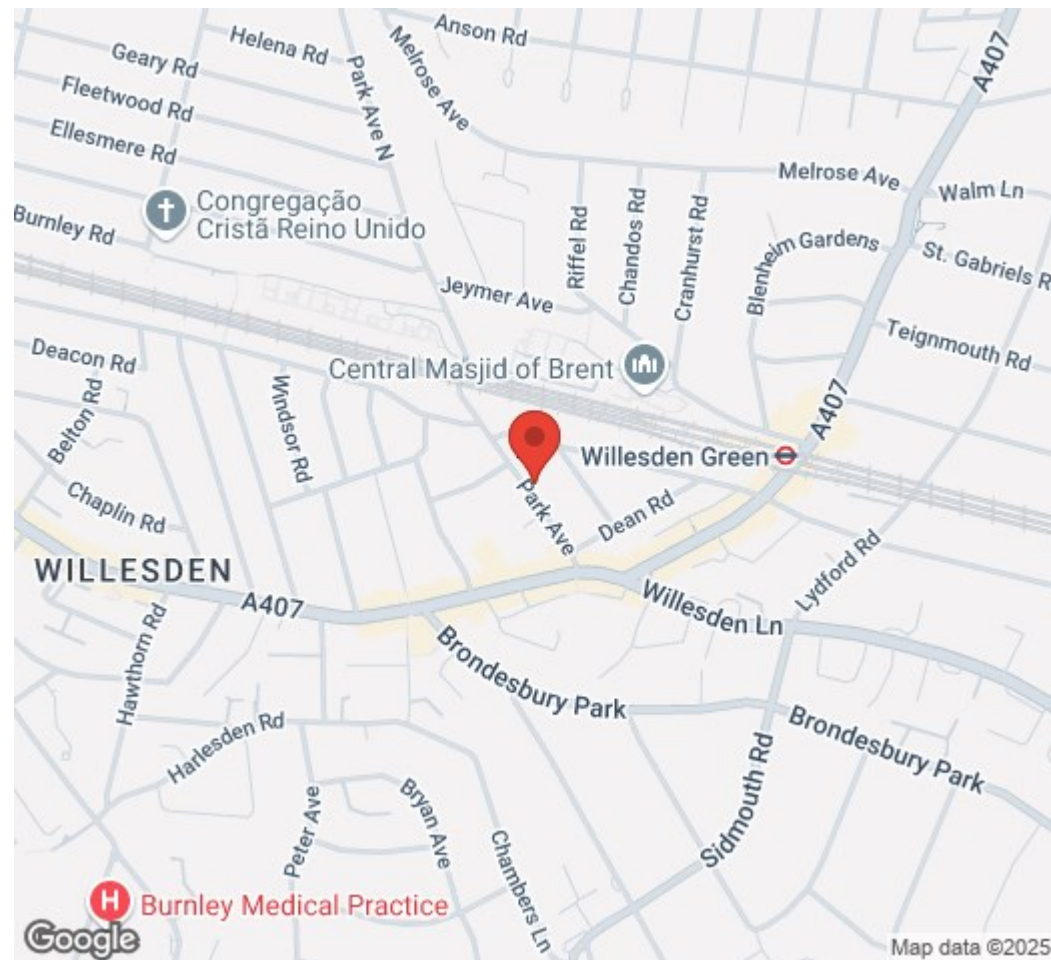


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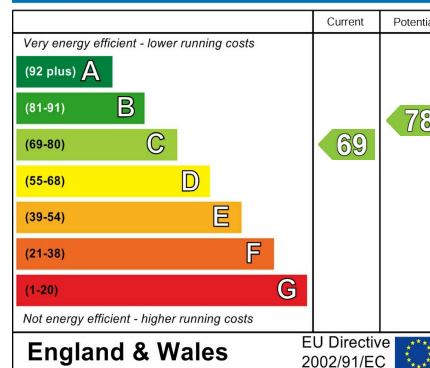
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020 8451 9844

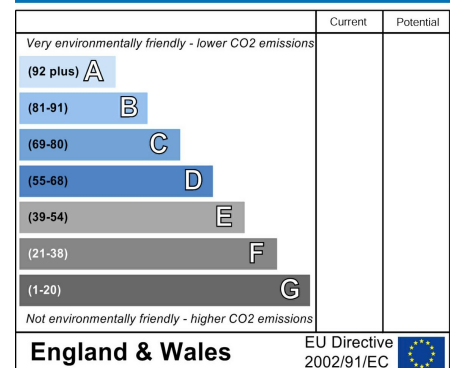
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.