



1 Bedroom
Neasden Lane, NW10

 **Portland**
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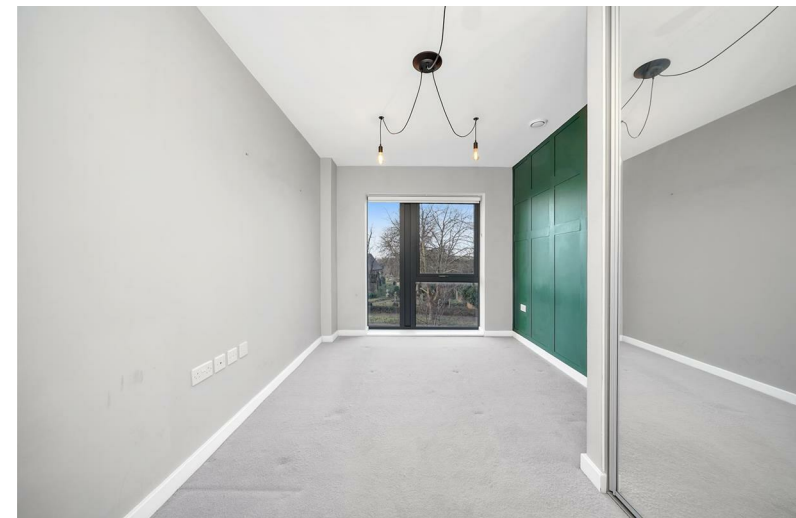
£1,750 PCM

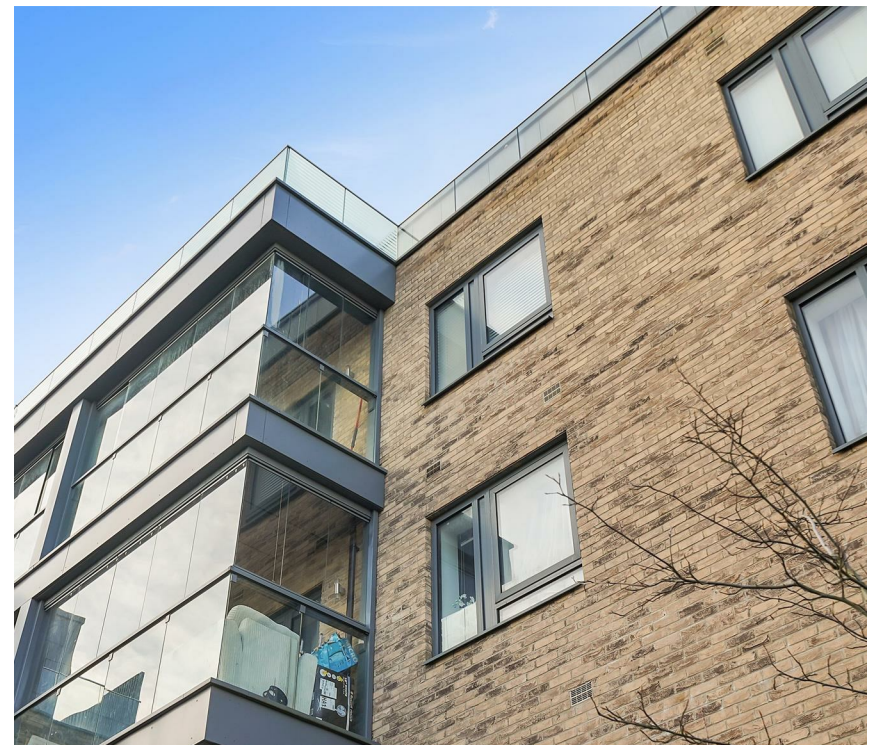
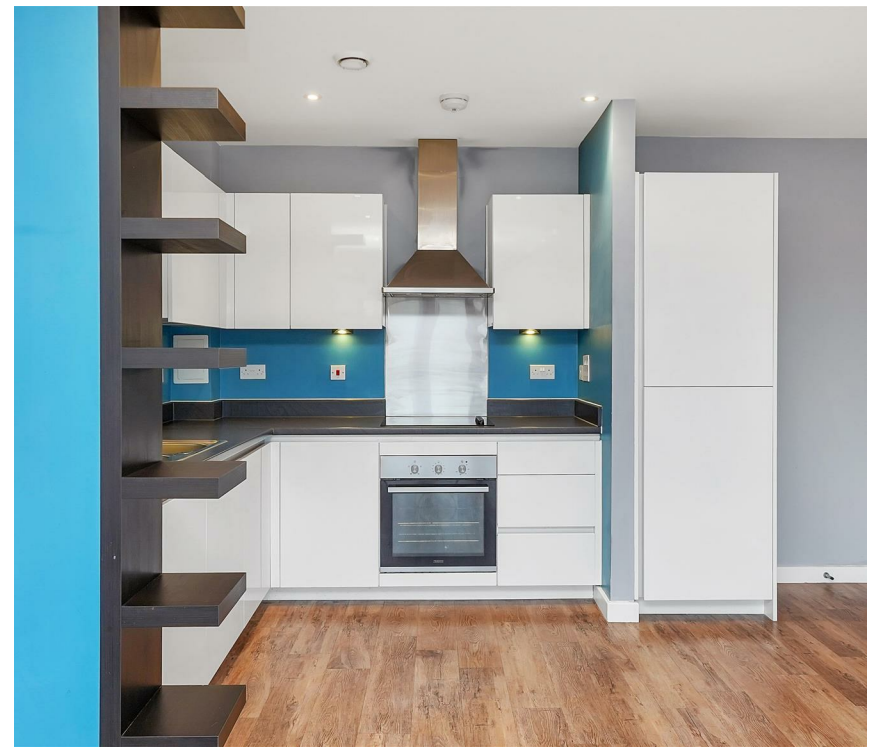
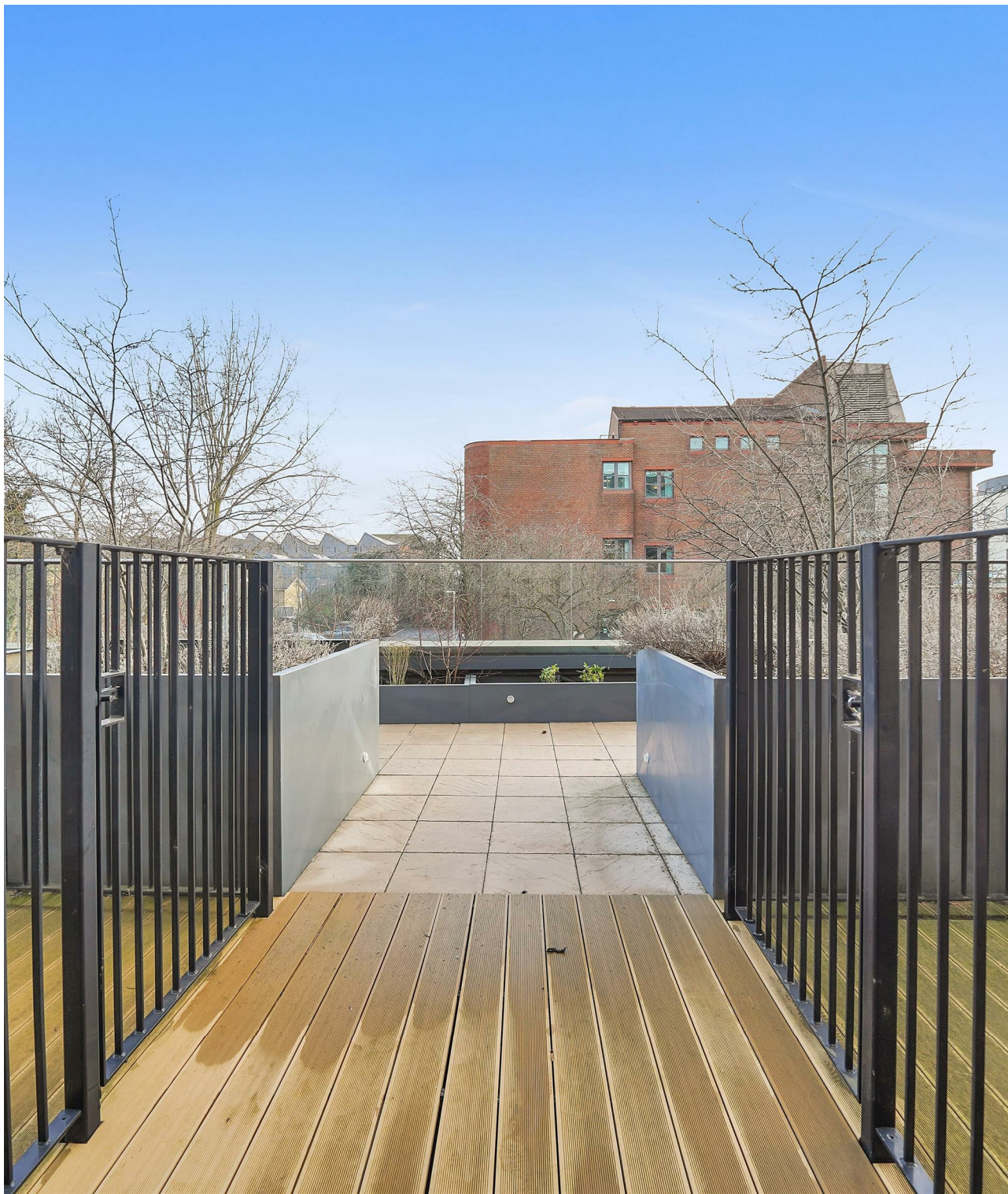
Offered to the market is a wonderful second floor one bedroom apartment with private balcony

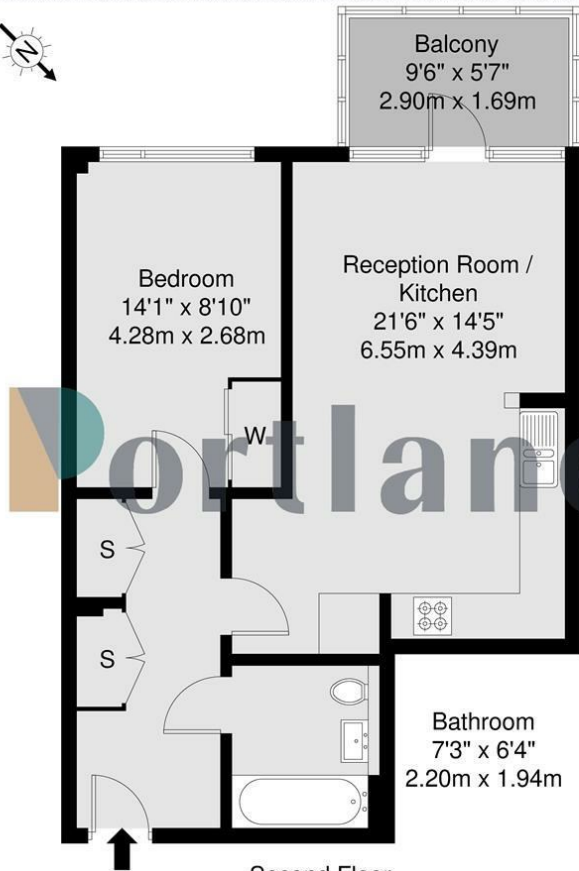
Spanning nearly 550sqft, renters can expect to find a decent sized hallway on arrival with excellent storage. There is a bright open plan kitchen living room with direct access to a private winter garden with views over the church and Wembley arches. There is great double bedroom with built in storage as well as a fully fitted family bathroom.

Caneletto Court is a newly built apartment with video entry security system, gorgeous communal roof terrace and excellent access to the Jubilee Line (Neasden). The ever popular Roundwood Park is a short stroll away and renters will benefit the abundance of shops nearby.

- Bright One Bedroom Apartment
- Private Winter Garden
- Abundance Of Storage Throughout
- Flooded With Natural Light
- Double Bedroom
- Views Of Wembley Arches
- Communal Roof Terrace
- Excellent Security
- Open Plan Living Space
- EPC - B







GROSS INTERNAL AREA (GIA)
The footprint of the property
50.7 sq m / 545 sq ft

TOTAL STORAGE SPACE
Storage and available total area
2.6 sq m / 27 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
4.9 sq m / 52 sq ft

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

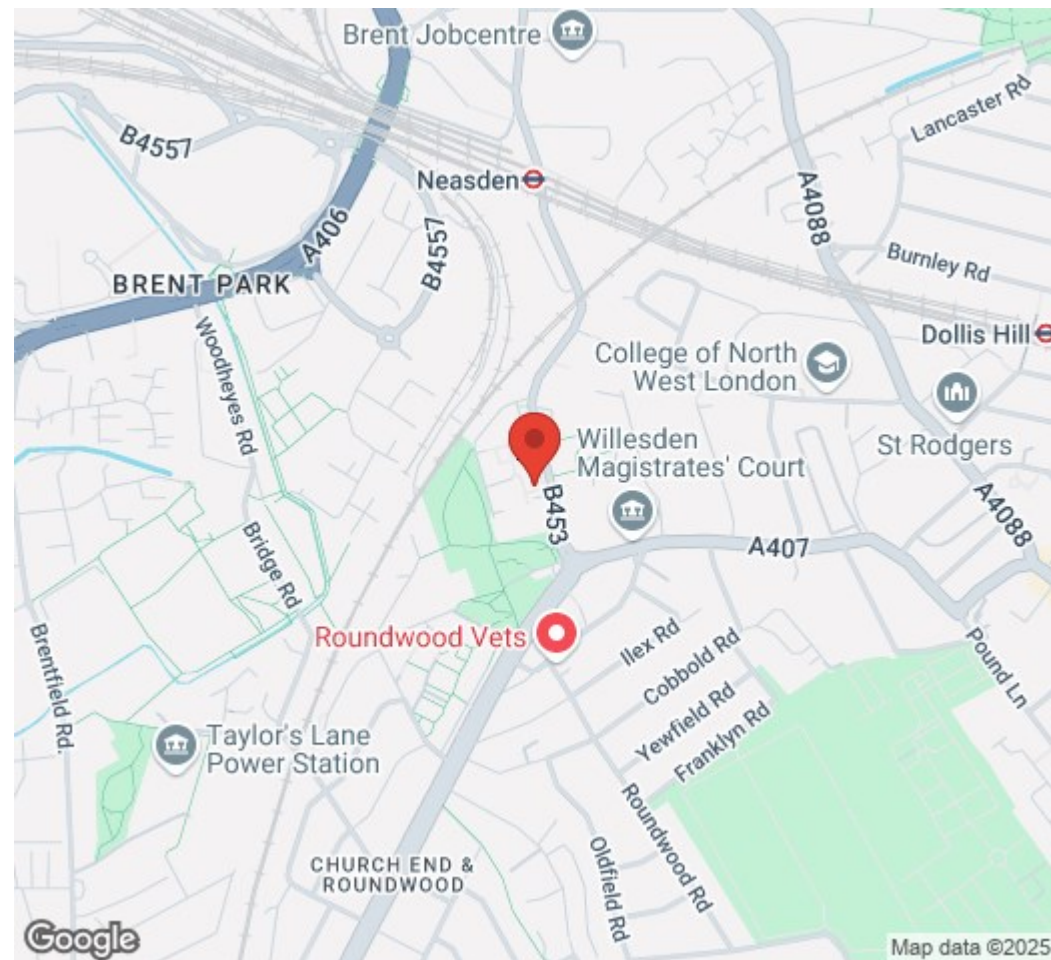
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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 (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	