



1 Bedroom
61 Craven Park Road, NW10

 **Portland**
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£1,500 PCM

One Bedroom Apartment with a Balcony to RENT located just 0.3 Miles to Harlesden Station (Bakerloo and Overground)

This spacious apartment has been developed to a high standard and has been superbly equipped throughout. Benefits include open plan living with designer kitchen including integrated appliances (washer/dryer, fridge/freezer and dishwasher), a large bedroom, private balcony, luxury bathroom and under-floor heating.

The apartment will be offered PART-FURNISHED and will be available IMMEDIATELY.

This development is located in the heart of Harlesden with lots of amenities close by including an array of multi-cultural shops, cafes and numerous transport options (bus and train links). Harlesden Station is only 7 minutes' walk away allowing for easy access into Central London making this a very convenient location for commuters.

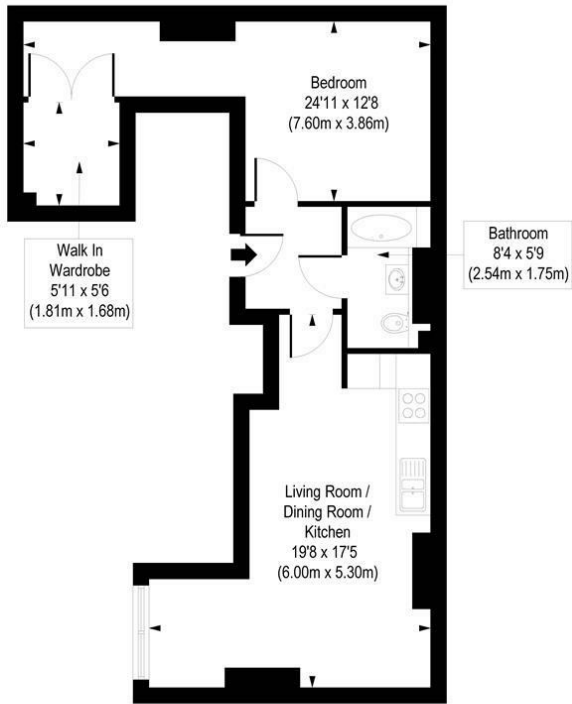
Important Info: No parking is available within the development and no parking permits permissible via the council.

- Great Transport Links
- ENERGY Efficiency Solutions
- Lovely Development
- Under Floor Heating
- 0.3 Miles from Harlesden Station
(Bakerloo and Overground)
- Available IMMEDIATELY
- ** No Parking Available **
- EPC Band B





Amoro Court - Flat 9
Approx. Gross Internal Floor Area 508 sq. ft / 47.20 sq. m



Third Floor


COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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 CO2 emissions		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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.