



1 Bedroom  
Anson Road, NW2

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

£1,750 PCM

SPACIOUS ONE BEDROOM FLAT that is located just 0.4 MILES to the ZONE 2 JUBILEE LINE station at WILLESDEN GREEN.

This wonderful flat has OFF-STREET PARKING, a spacious double bedroom and reception room. In good condition throughout with modern fixtures and fittings and wooden flooring this flat is perfect for single occupants or couples looking for easy transport into the city.

The wide variety of shops, bars and cafes of Willesden Green are close by, as are a choice of bus routes and the OVERGROUND Network via Brondesbury Station (1.2 miles)

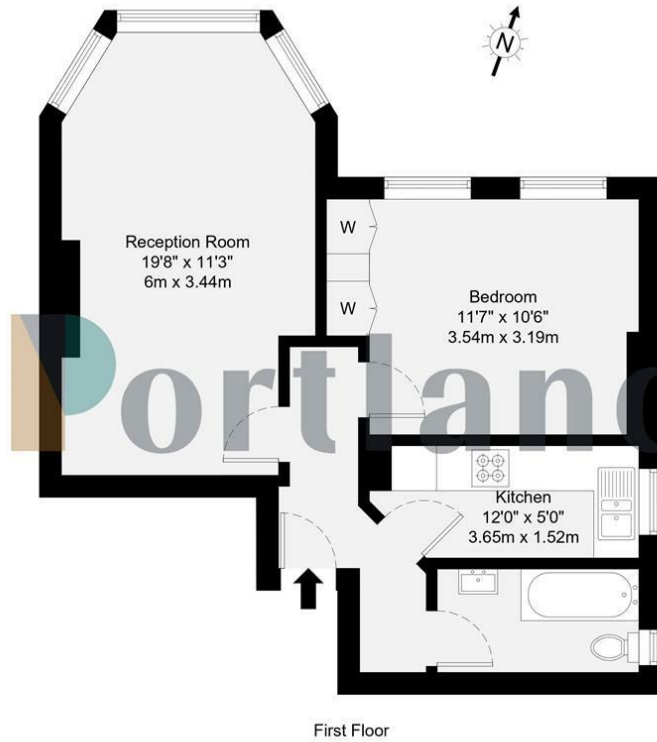
The flat can be provided UNFURNISHED and is AVAILABLE IMMEDIATELY.

- In The Beautiful Mapesbury Conservation
- Off-Street Parking
- Spacious Reception Room
- Built-In Wardrobes
- Suitable for Single Occupants or Couples









GROSS INTERNAL AREA (GIA)  
The balance of the property  
47.6 sqm / 512 sq ft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Terrace, Veranda, etc.  
0 sqm / 0 sq ft

RESTRICTED HEAD HEIGHT (RHH)  
(Ceiling less than 2.0m)  
0 sqm / 0 sq ft

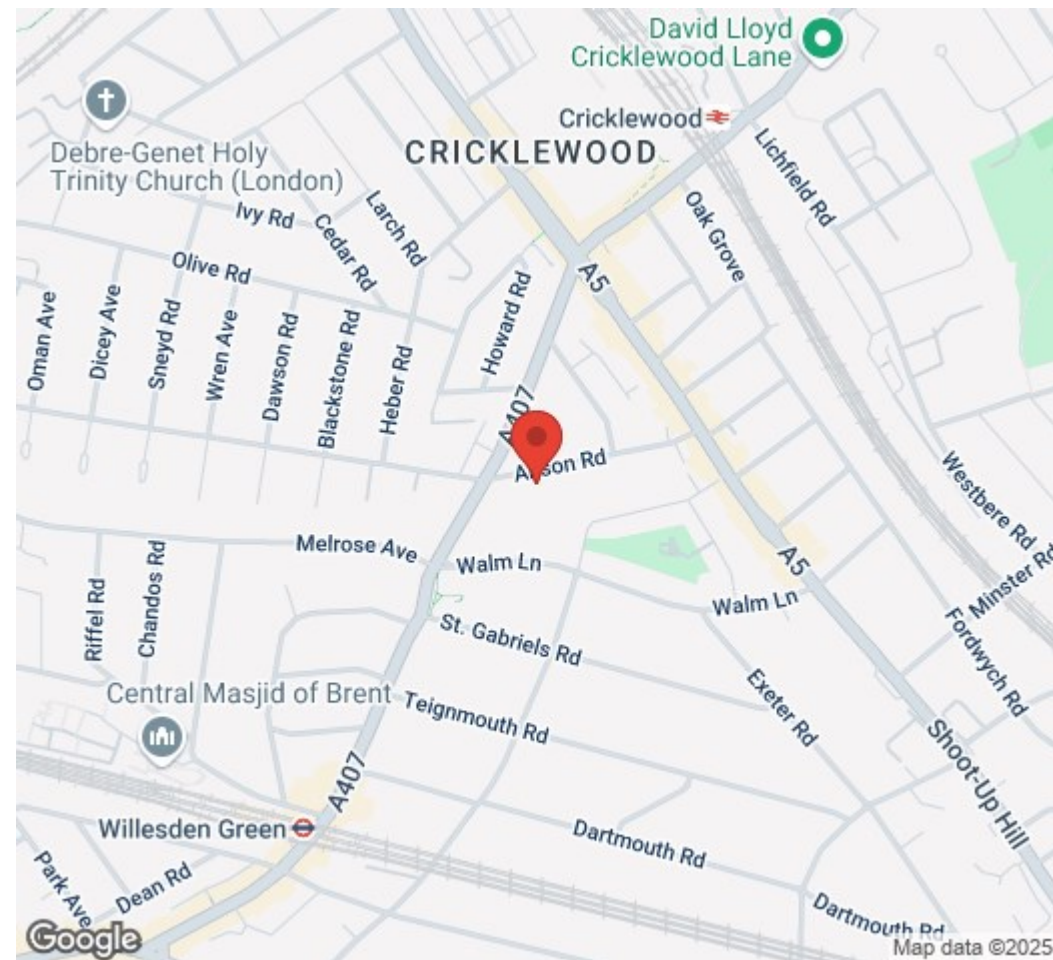
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	