



2 Bedroom
Flowers Close, NW2

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

£400,000
Leasehold

Set on the upper floor of a popular new build development, Portland Estate Agents are pleased to offer this great starter home to the market.

This apartment features a modern fully fitted open plan kitchen going into a beautiful reception room with direct access to a private patio. Additionally there two large double bedrooms with built in storage, one with en suite, a family bathroom and utility cupboard.

Flowers Close is a popular residential cul-de-sac named after the codebreaker Thomas Flowers, who famously worked on the Colossus computer inspired by Alan Turing. It's built next to the historic Post Office Research Station which twinned with Bletchley Park during WWII and also is a stones throw from Winston Churchill's Cabinet War Room bunker.

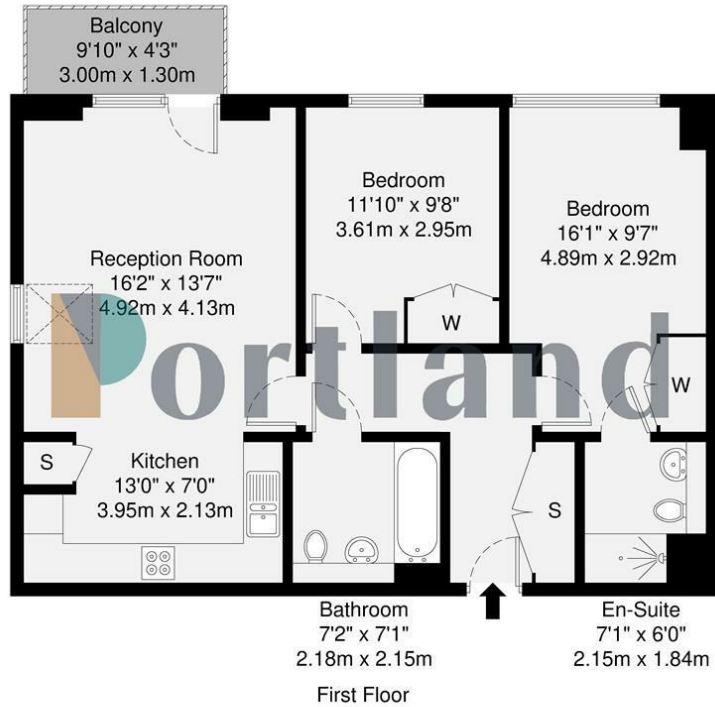
Aptly named CIPHER Court, the apartment benefits from gated underground parking, beautifully maintained communal gardens, lift access and a stunning communal roof terrace. Entrance is via fob, providing excellent security for home owners.

The rolling green space of Gladstone Park is a short stroll away, and it is well positioned for commuters to Willesden Green & Dollis Hill Underground Stations (on the Jubilee line) not forgetting the huge £4.6billion regeneration of Brent Cross and it's new station on the Thameslink which has just been completed. Access to the North Circular is also close by.

- Incredibly popular residential development
- Charming communal gardens
- Gated and secure entrance
- Excellent access to Gladstone Park
- Residential Parking
- ESW1 Compliant
- Two double rooms
- Private balcony
- Excellent condition
- Perfect for first time buyers and chain free







GROSS INTERNAL AREA (GIA) The footprint of the property 75.4 sq m / 811 sq ft	TOTAL STORAGE SPACE Storage and available total area 3.7 sq m / 39 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 3.9 sq m / 41 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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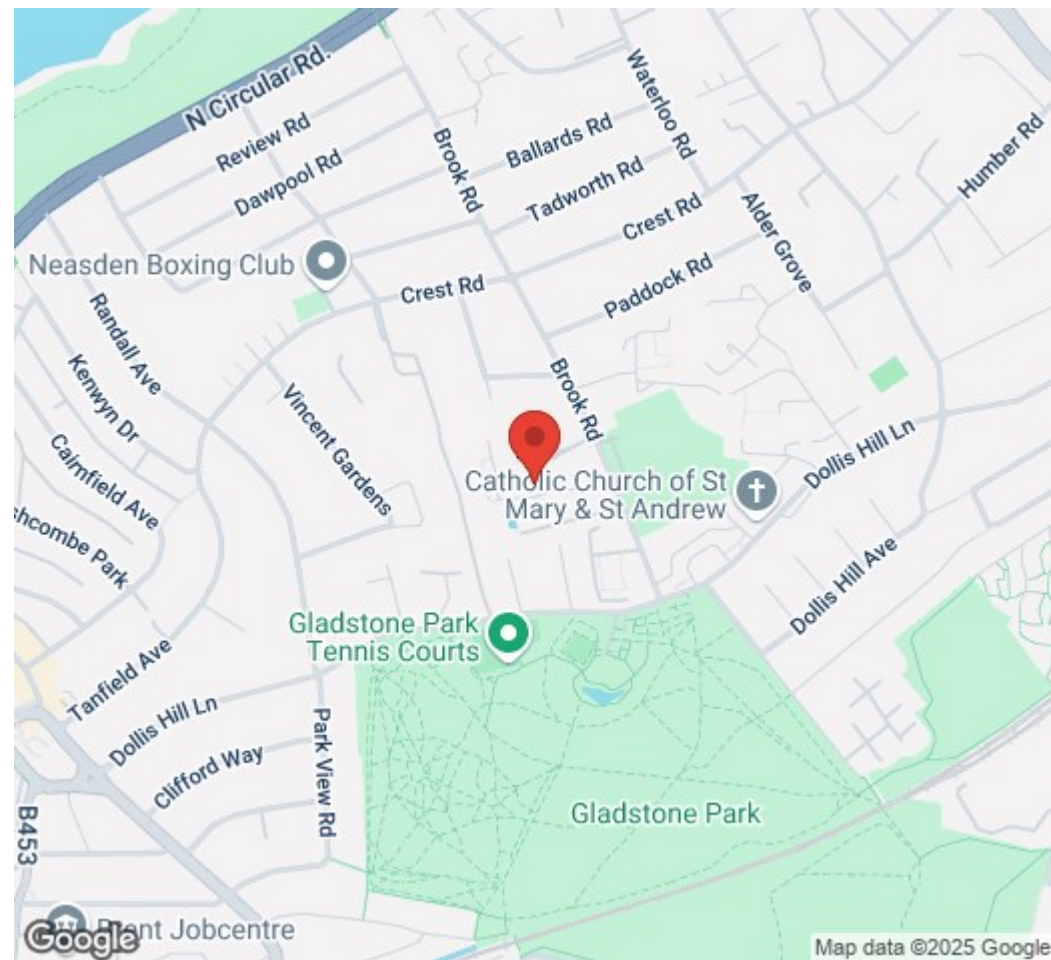
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	