



1 Bedroom
St. Marys Road, NW10

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

£1,450 PCM

We present a well appointed, first floor flat set within a very well converted end of terrace house. With A LARGE BEDROOM, OPENPLAN KITCHEN/RECEPTION and modern bathroom. The property will be provided furnished and is AVAILABLE from the 1st of August. Located just 0.4 miles from HARLESDEN STATION (Zone 3 Bakerloo Line) with a wide variety of local bus routes running close by. The wide variety of shops and eateries within Harlesden are just 0.1 miles away with playgrounds and open spaces close by, provided by Harlesden Town Garden, Longstone Avenue Open Space and the much larger Roundwood Park all within 0.5 miles.

- Perfect For Single Occupants or Couples
- CLOSE TO TRANSPORT LINKS
- NEWLY DECORATED
- EPC - D
- CLOSE TO AMENITIES





Portland

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GROSS INTERNAL AREA
33.9 sq m / 364 sq ft

Bathroom
8'11" x 4'6"
2.72m x 1.38m

Kitchen
11'0" x 8'11"
3.36m x 2.71m

Bedroom
14'8" x 11'6"
4.47m x 3.50m

First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
33.9 sq m / 364 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.4 sq m / 4 sq ft

EXTERNAL STRUCTURAL FEATURES
Gardens, Balcony, Terraces, Verandah etc.
0.0 sq m / 0.0 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.

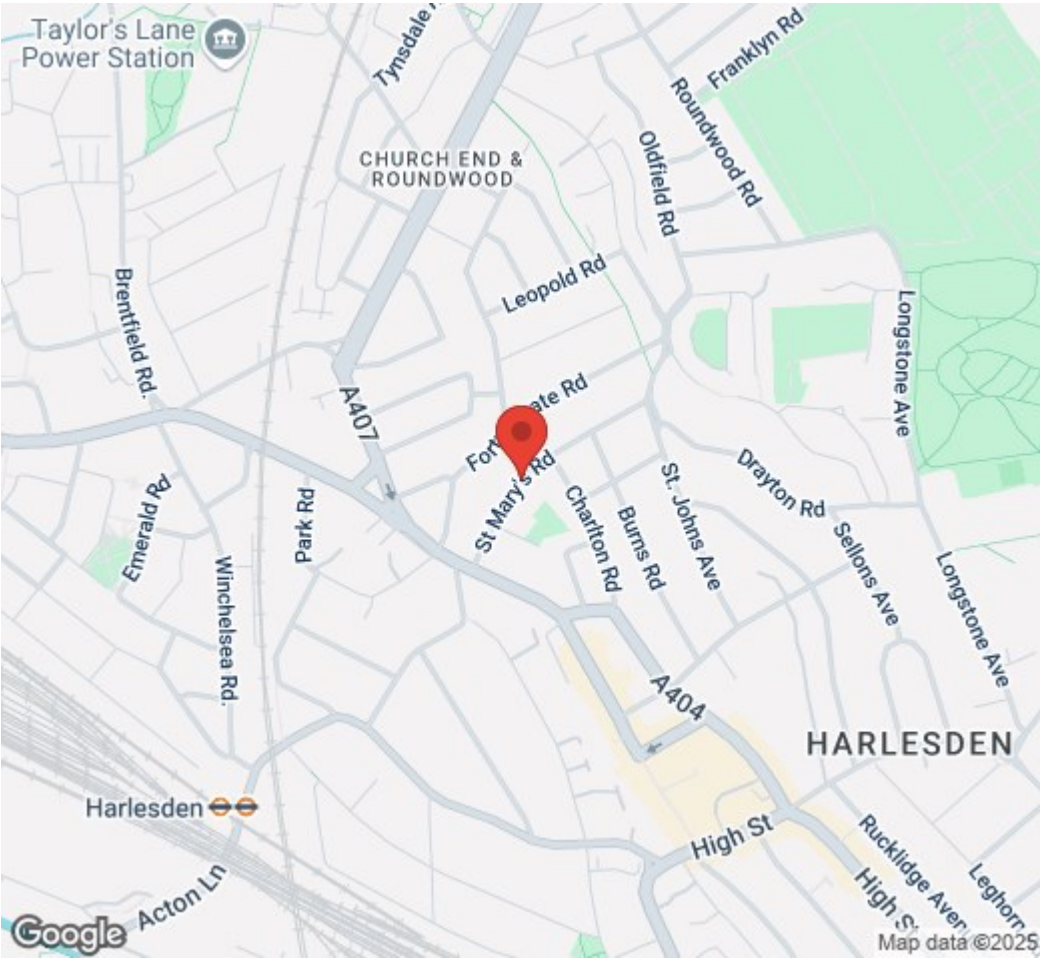


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	

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.