



1 Bedroom  
Park Avenue, NW2

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

Asking Price £300,000  
Leasehold

556 square feet – Offered to the market is an exceptional One Bedroom flat presented in excellent order in the heart of Willesden Green.

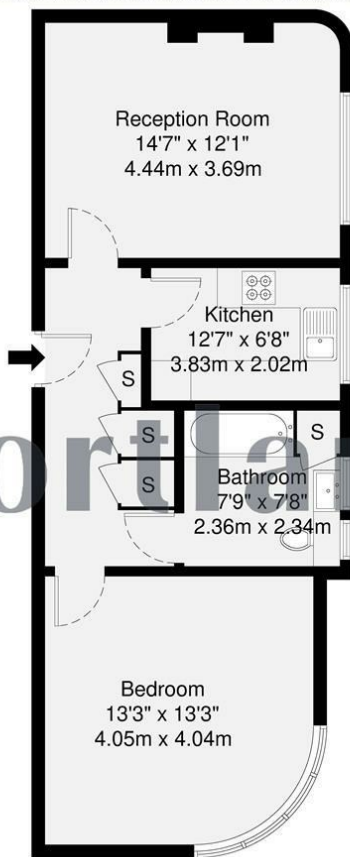
Kingsley Court is a secure Art Deco Building boasting interesting architecture, fob access and recently renovated communal areas. The property comprises a large hallway, separate kitchen, living room, large double bedroom, and bathroom with w/c. Internally the finish is excellent and has been recently renovated by the current owner while being sympathetic to the period features such as the fireplace and cornicing.

This apartment is in a prime position, with excellent transport nearby. Willesden Green Station (Jubilee 0.4m) is a short walk away as well as its bustling high street and the many eateries NW2 has to offer.

- A large one bedroom "lock up and leave" apartment
- Recently renovated
- Charming Art Deco building with wonderful communal areas
- Resident's garden
- Vacant possession
- Flooded with natural light
- Close to Willesden Green tube station
- Plethora of shops and eateries nearby
- Long lease
- Virtual furnishing has been used







Second Floor

GROSS INTERNAL AREA (GIA)  
The largest of the property  
0.0 sq m / 0.0 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.9 sq m / 20 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, 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

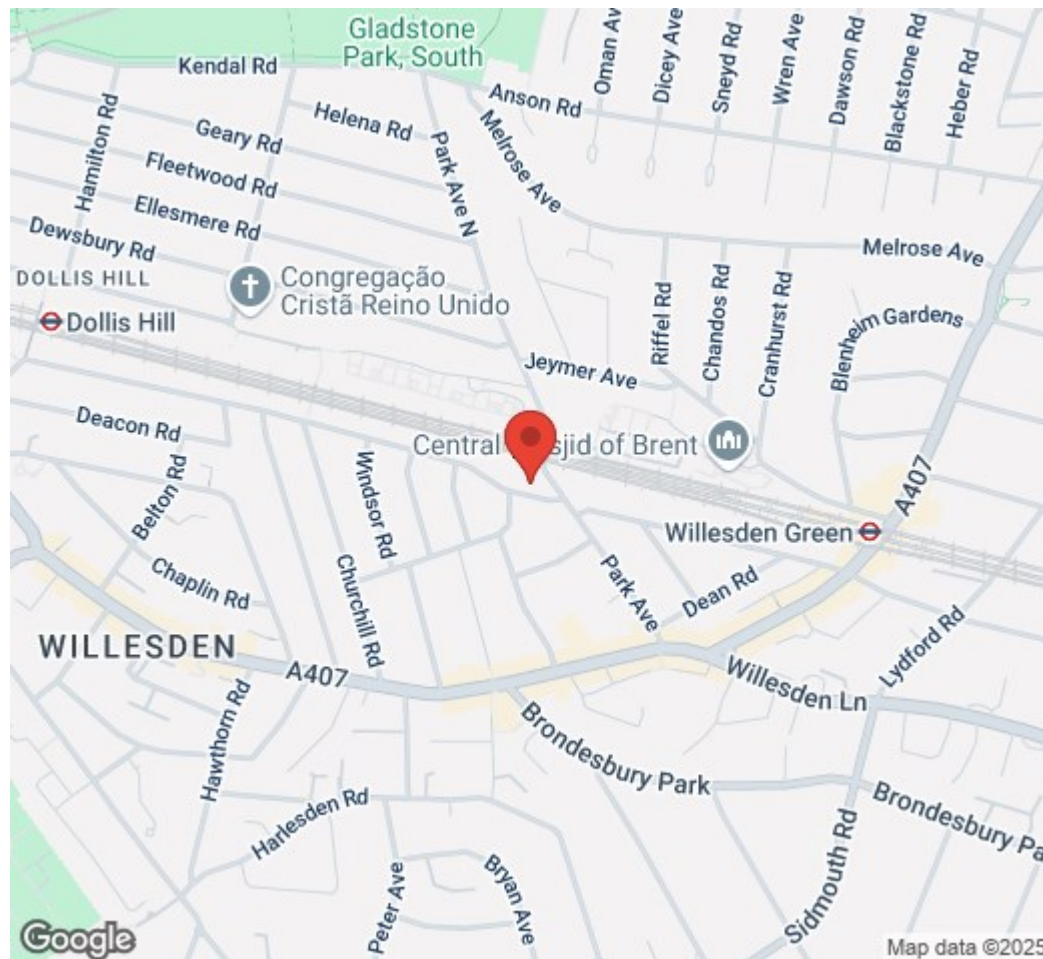
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



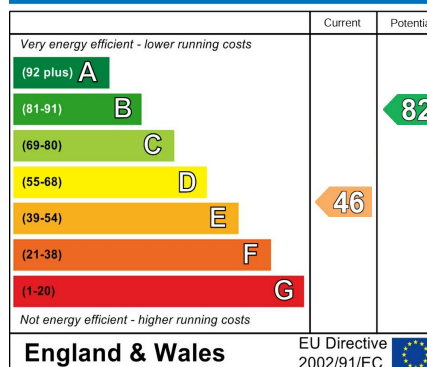
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#### Energy Efficiency Rating



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

