



3 Bedroom
Deacon Road, NW2

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

£2,250 PCM

This lovely flat has just been returned to the market.

Occupying the entire first floor and providing comfortable accommodation, this flat is suitable for families and sharers alike.

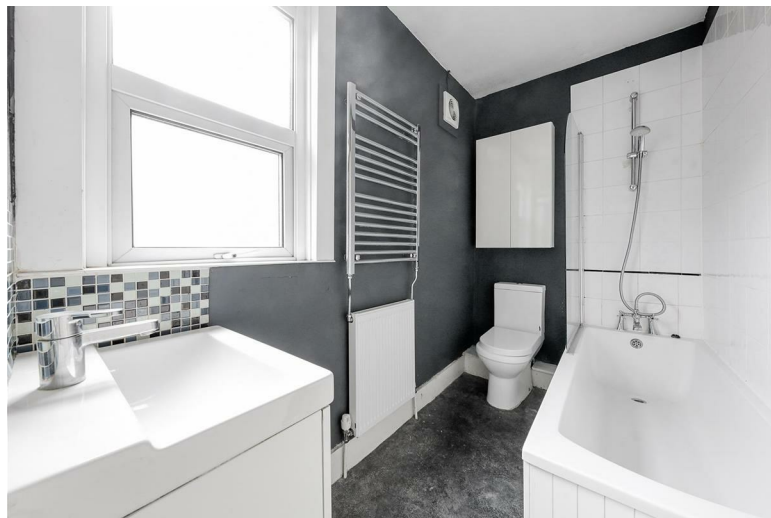
Comprising TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM or OFFICE, RECEPTION, SEPARATE KITCHEN and TWO BATHROOMS including a walk-in shower. Situated just 0.1 Miles to the DOLLIS HILL Tube station (Zone 3 on the JUBILEE LINE) and to the varied selection of shops, cafes and bars of WILLESDEN HIGH ROAD.

The wide open space of GLADSTONE PARK is under a half-mile, allowing for a selection of sports and walks.

The flat is offered FURNISHED or UNFURNISHED and is AVAILABLE IMMEDIATELY so please call today to reserve your opportunity to view.

**** PLEASE NOTE – the third bedroom is not large enough to be utilised as a bedroom for Sharers, but would make a comfortable child's room or home office ****

- 2 DOUBLE BEDROOMS plus OFFICE
- Large Reception
- First Floor
- TWO Bathrooms
- Great Location
- Furnished or Unfurnished
- Available IMMEDIATELY
- EPC Band E

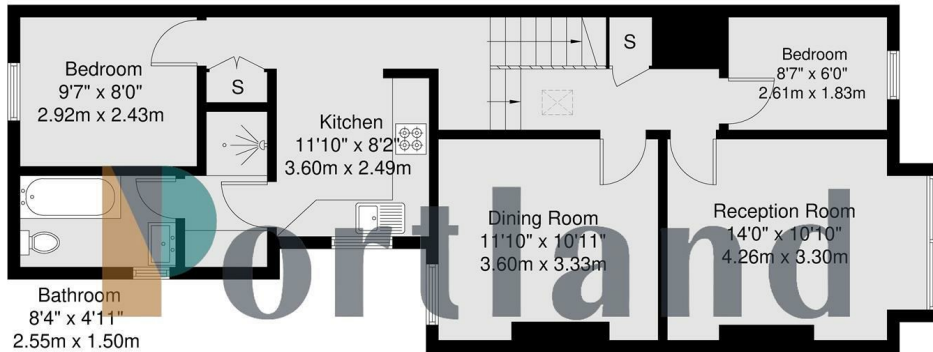




Portland

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GROSS INTERNAL AREA
71.1 sq m / 765 sq ft



First Floor

Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
71.1 sq m / 765 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.0 sq m / 10 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.



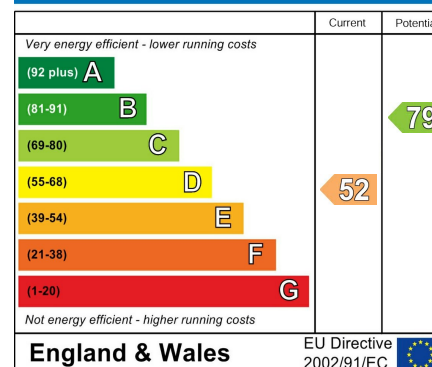
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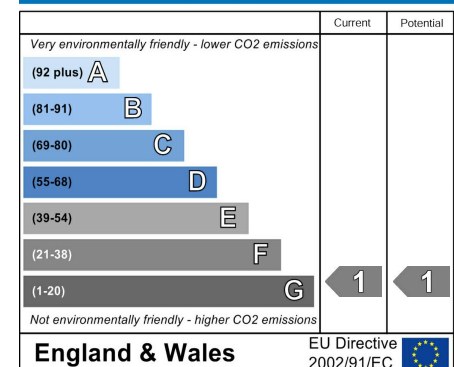
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.