



2 Bedroom
61 Craven Park Road, NW10

 **Portland**
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£2,000 PCM

A superb opportunity to rent a SPACIOUS APARTMENT within a new development with PRIVATE BALCONY – ONLY 0.3 Miles away from Harlesden Station (Zone 3 Bakerloo and Overground)! Further benefits include a stylish kitchens with integrated appliances (washer/dryer, fridge/freezer and dishwasher), luxury bathrooms, large storage cupboards, under floor heating and wooden flooring throughout.

The building also boasts a marvellous heat extraction and air purifying system that is rarely seen and will result in a dramatic reduction to both pollution within the apartment and to the winter heating bills.

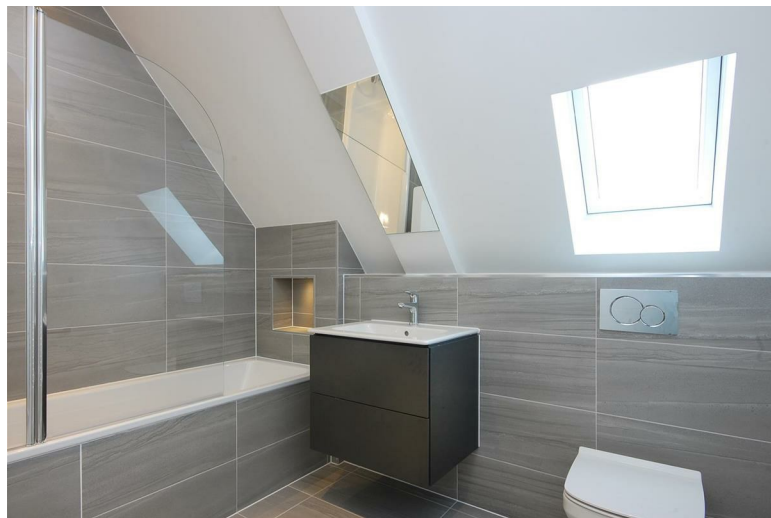
This lovely apartment is offered FURNISHED.

This development is located in the heart of Harlesden with lots of amenities close by including an array of multi-cultural shops, cafes and numerous transport options (bus and train links).

Harlesden Station is only 7 minutes' walk away allowing for easy access into Central London making this a very convenient location for commuters.

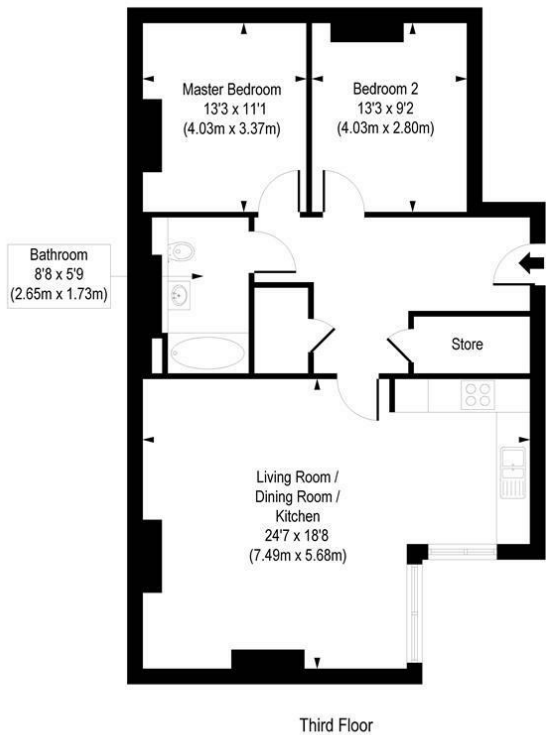
***** Important Info: No parking is available within the development and no parking permits are permissible via the council *****

- Lift Access
- Over 900 Sq. Ft.
- Expansive Open Plan Kitchen / Living Room
- Large Balcony
- Under Floor Heating
- 0.3 Miles from Harlesden Station (Bakerloo and Overground)
- Available from Mid-August
- EPC Band B
- NO PARKING





Amoro Court - Flat 10
Approx. Gross Internal Floor Area 749 sq. ft / 69.60 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) 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.