



2 Bedroom
Church Road, NW10

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

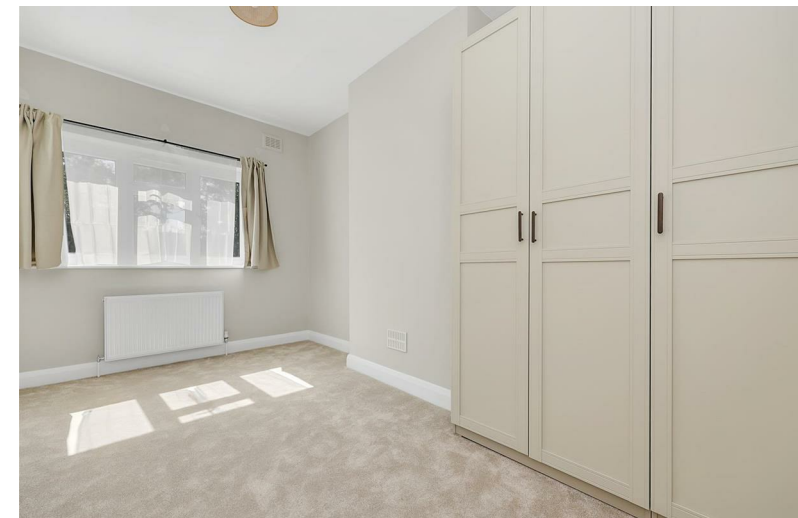
£325,000
Leasehold

Positioned on the first floor of a Victorian conversion is a two bedroom apartment presented in immaculate condition.

In the heart of Harlesden, Portland are proud to offer an exceptional two bedroom property spanning over 580sqft of accommodation. This home has been thoughtfully renovated and has an exceptional open plan kitchen/living area with built in appliances and bright bay window. Storage options are in abundance for the bedrooms and the family bathroom is modern and well designed.

Church Road is a 12min walk to Harlesden Station (Bakerloo, Underground) as well as having the bustling High Street and rolling greenery of Roundwood Park a short stroll away.

- Incredibly well designed apartment
- Open plan living
- Flooded with natural light
- Stunning features
- Vacant possession
- Perfect for first time buyers and investors alike
- Two double bedrooms
- Newly renovated
- Brand new lease of 125 years
- Digitally dressed





GROSS INTERNAL AREA
52.8 sq m / 568 sq ft



Bathroom
6'4" x 5'1"
1.93m x 1.55m

First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
52.8 sq m / 568 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 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.



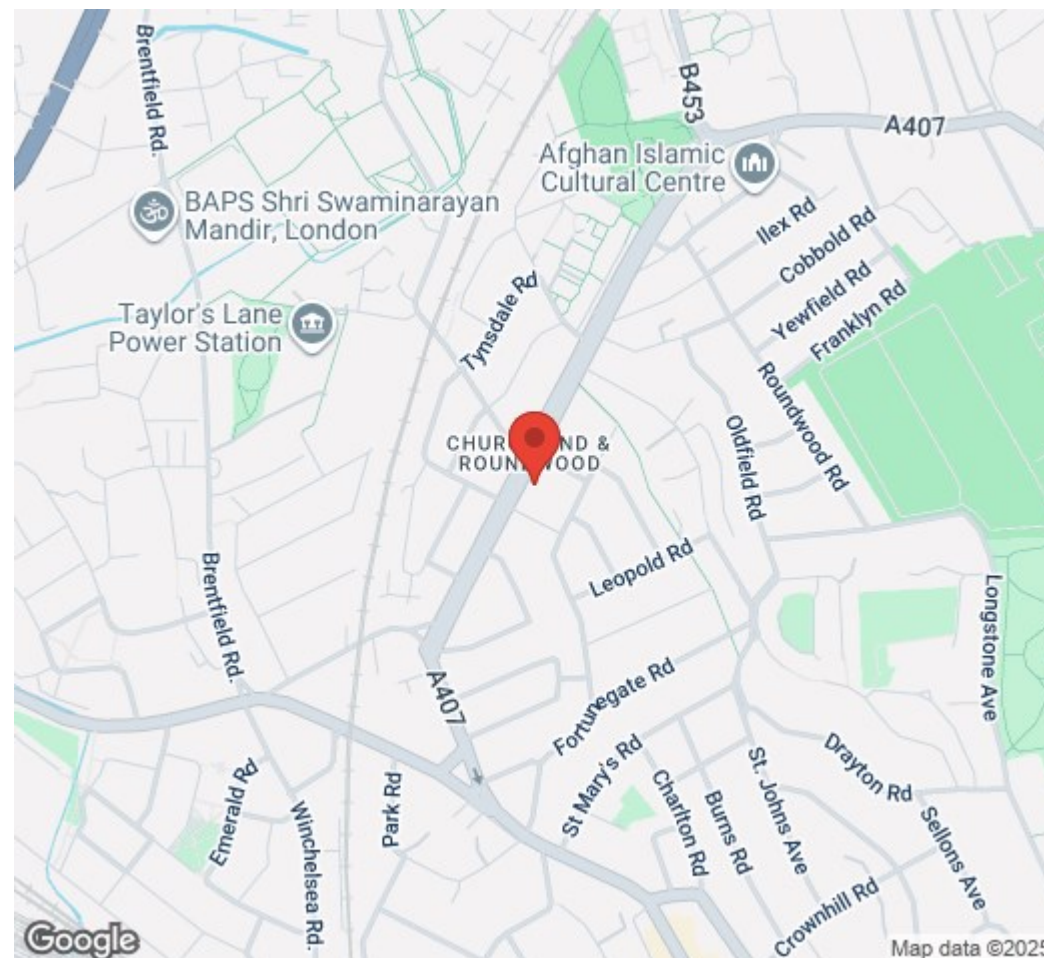
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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.