



3 Bedroom  
Temple Road, NW2

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

£2,250 PCM



Occupying the entire first floor of a period mid-terrace house, this deceptively large THREE BEDROOM flat arrives in EXCELLENT CONDITION throughout.

This super flat comprises a large reception room with open-plan kitchen, TWO double bedrooms and one LARGE SINGLE BEDROOM or HOME-OFFICE, and a modern family bathroom with overhead shower. A PRIVATE REAR GARDEN is accessed via stairs from the kitchen and sets this flat off superbly.

Further outside space can be found at the beautiful GLADSTONE PARK, located just 0.3 miles away with it's Cafés, tennis courts, outdoor gym, gardens and playgrounds.

Located on the ever popular TEMPLE RD, just 0.7 miles from the OVERGROUND CONNECTION from CRICKLEWOOD station and just 1 mile to either WILLESDEN GREEN or DOLLIS HILL tube stations, allowing access to wider London from both ZONE 2 & 3 JUBILEE LINE stations.

Local shops are close by and a WIDE SELECTION of bus routes are available within 0.2 miles.

CRICKLEWOOD BROADWAY is within easy reach and the flat has excellent connections by road with the A5, North Circular and M1 motorway close by.

A large MATALAN store is at the end of the road, and Brent Cross shopping centre is less than 2 miles away.

- \*\* Please see limitations on occupancy numbers \*\*
- PRIVATE GARDEN
- OPEN-PLAN Kitchen
- QUIET Location
- CLOSE TO TRANSPORT
- CLOSE TO PARK
- FURNISHED
- EPC Band D



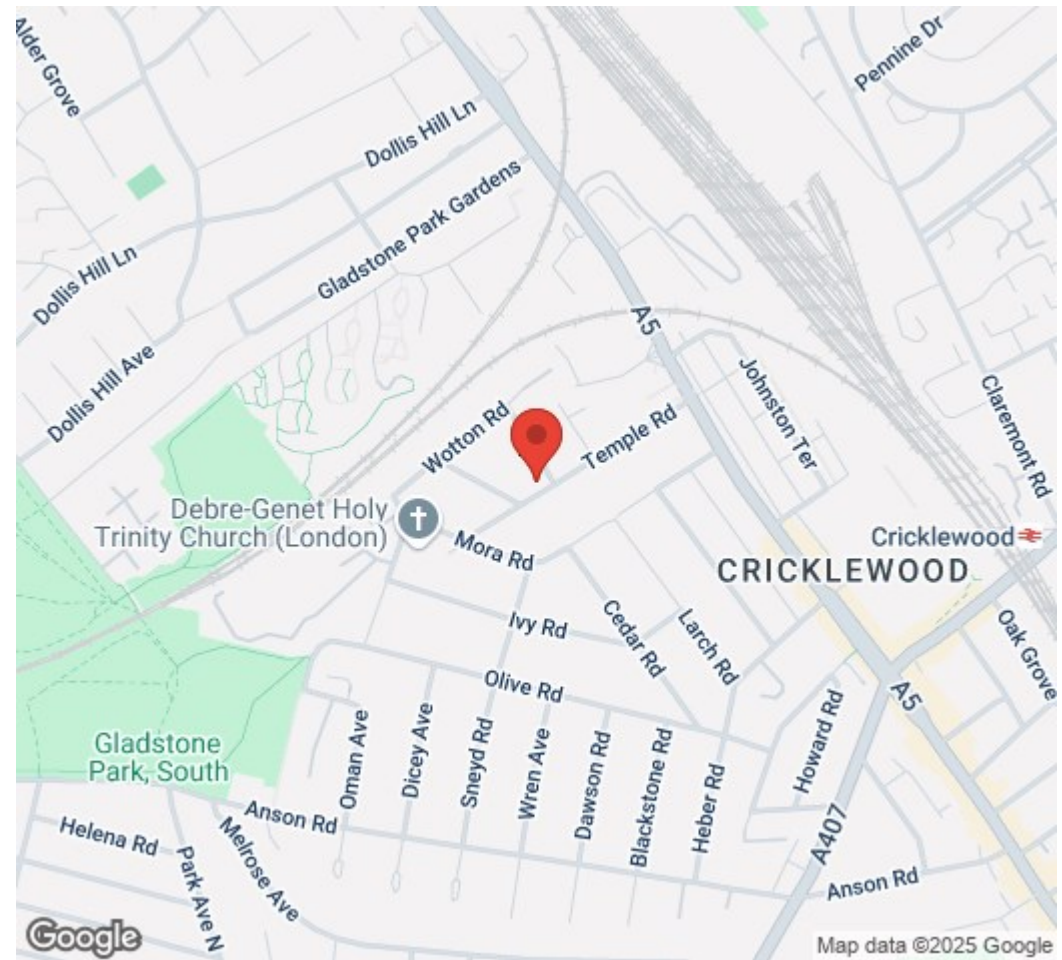
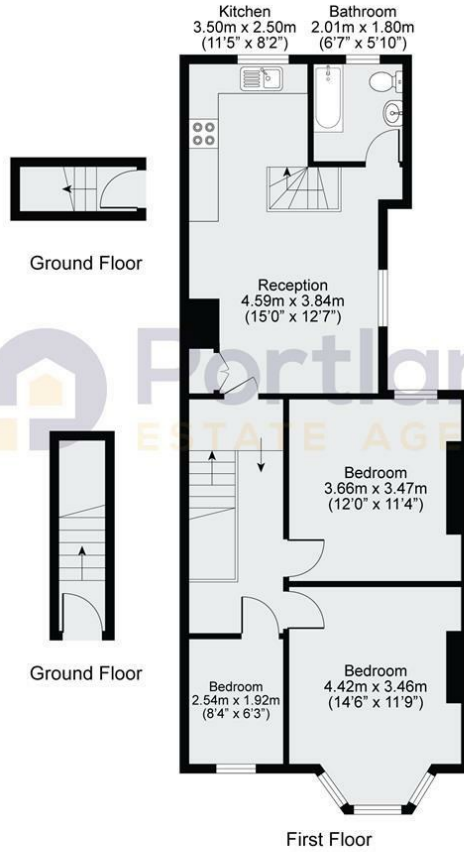






# Temple Road, London, NW2

Approx. Gross Internal Area = 75.6sqm / 813.8sqft



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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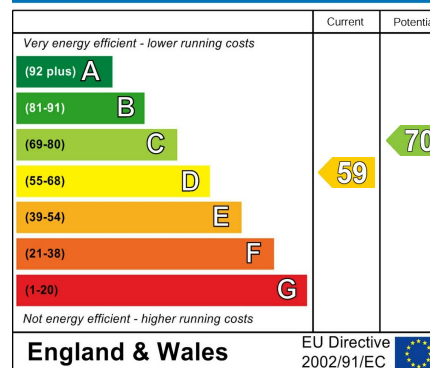
90 Walm Lane, London, NW2 4QY

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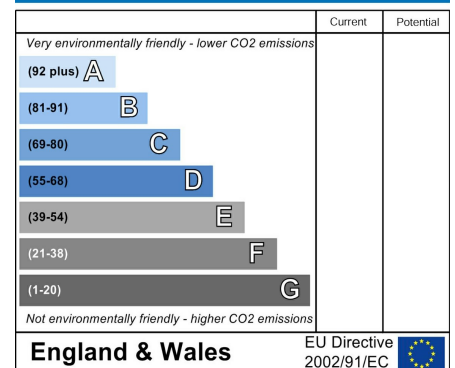
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## Energy Efficiency Rating



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