



1 Bedroom
Pound Lane, NW10

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

£425,000
Leasehold

Immaculately designed is an exceptional one bedroom apartment in a new build development with a large outdoor patio.

Mosaic Apartments is a stunning small development of 9 apartments ranging from £390,000 to £700,000. This property is positioned on the ground floor and boasts a 27ft long kitchen dining room with doors onto a private 21ft paved garden – perfect for entertaining on summer evenings. There is a gorgeous family bathroom with striking tiles and storage, along with a large double bedroom which provides enough space for built in storage should prospective buyers wish. There is a large built in cloakroom upon entry which also conceals the boiler.

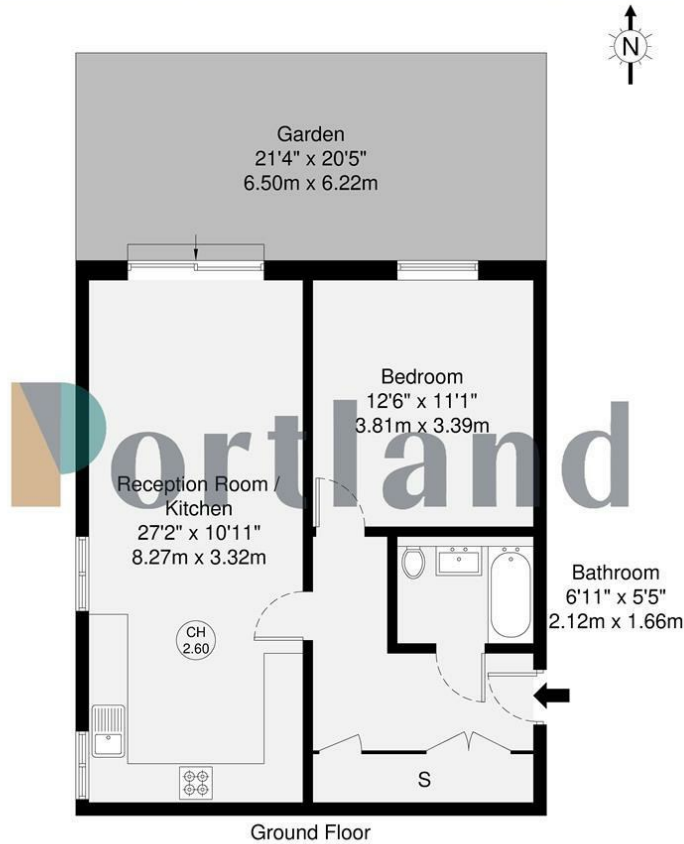
This property is fully available and the development is complete. This is offered chain free and there are incentives available to purchasers – please call our agents for more information. There is a 10 year building warranty in place.

Mosaic Apartments is a low build block with secure entry and stunning communal areas. It is tucked away quietly off of Pound Lane and offers excellent access to Dollis Hill Station (Jubilee) along with the ever popular Roundwood Park being a short stroll away.

- Exceptional One Bedroom New Build Apartment
- 21ft Private Landscaped Garden
- £10,000 Cashback On Completion (Conditions Apply)
- Open Plan Kitchen Living Room
- A Short Stroll To The Award Winning Roundwood Park
- Secure Development With Video Entry & Bike Storage
- Siemens Appliances
- Range Of Flats Available Starting From £390,000
- Underfloor Heating Throughout
- 10 Year Building Warranty & 150 Years Unexpired On The Lease







GROSS INTERNAL AREA (GIA)
The footprint of the property
55.1 sq m / 593 sq ft

TOTAL STORAGE SPACE
Storage and available total area
2.5 sq m / 26 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
40.4 sq m / 434 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		
(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 (CO₂) 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	