



1 Bedroom  
89, Hilltop Avenue, NW10

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

Asking Price £320,000  
Leasehold



Offered to the market in immaculate condition, is this modern one bedroom apartment, with a large private patio, situated on the first floor of a popular modern built development, serviced by lift access to all floors.

Extending to 562sqft, the flat offers a stylish and fully integrated open-plan kitchen, living and dining area with excellent storage and featuring floor to ceiling windows allowing in an abundance of light. The living area then leads onto to a well-proportioned, private patio perfect for entertaining. The property also boasts a large double bedroom with room for plenty of storage and modern bathroom.

This excellent home is located in popular residential area, with local shops, restaurants and green areas close by. There are also excellent transport links, via the nearby Harlesden & Stonebridge Park Stations, on the Bakerloo Line.

This attractive home would be ideal for first time buyers and would also be a great buy to let investment opportunity.

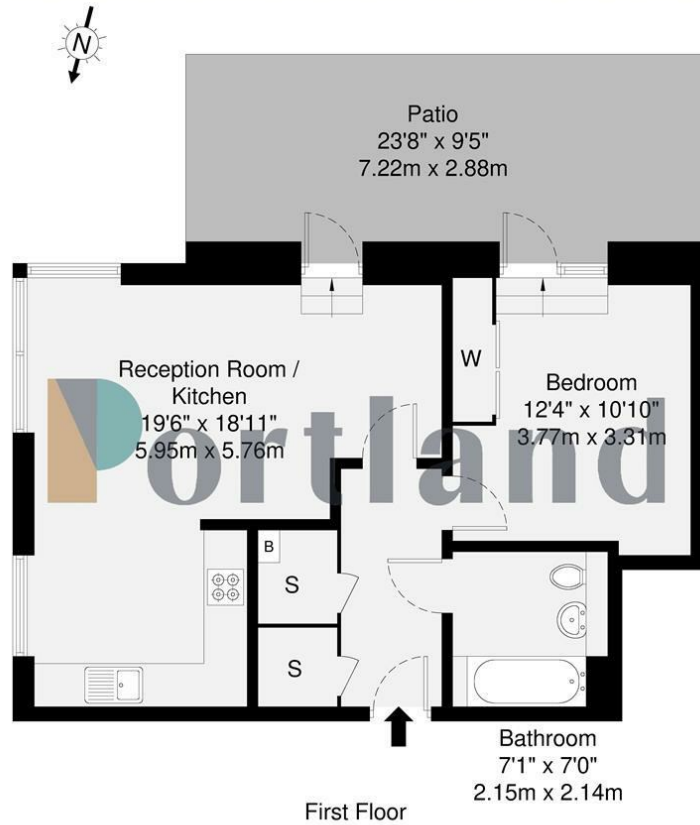
- Fantastic 1 Bedroom Apartment
- Light Open Plan  
Living/Kitchen/Dining
- Good Size Double Bedroom
- Family Bathroom
- Presented In Excellent Condition
- Lift Access
- Large Private Terrace
- Resident's Permit Parking  
Available
- Easy Access To Both Harlesden &  
Stonebridge Park Stations –  
Bakerloo Line
- Local Shops And Amenities  
Nearby











<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 52.3 sq m / 562 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 2.7 sq m / 29 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 20.8 sq m / 223 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	