



1 Bedroom
Donnington Road, NW10

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

£1,750 PCM

**** Recently renovated to a very high specification **** and located on the ground floor of a modern, purpose-built development with a direct and private entrance. This lovely flat offers an abundance of space, comprising an **EXPANSIVE RECEPTION** with a **BRAND NEW** and open-plan **KITCHEN**, a **LARGE DOUBLE BEDROOM** with built in storage, and a family bathroom containing a bath with overhead shower.

Views from the reception and kitchen are across the very well maintained communal gardens, giving this flat a fantastic outlook.

The block itself enjoys a 24 hour concierge, gated and secure entry and a wonderful location.

Situated just 0.8 miles from **WILLESDEN GREEN TUBE Station (JUBILEE LINE ZONE 2)**, and with various local bus routes running close by the flat enjoys excellent transport links.

Out door space is conveniently placed with the award winning **ROUNDWOOD PARK** just 0.1 miles away and **WILLESDEN SPORTS CENTER** just moments away.

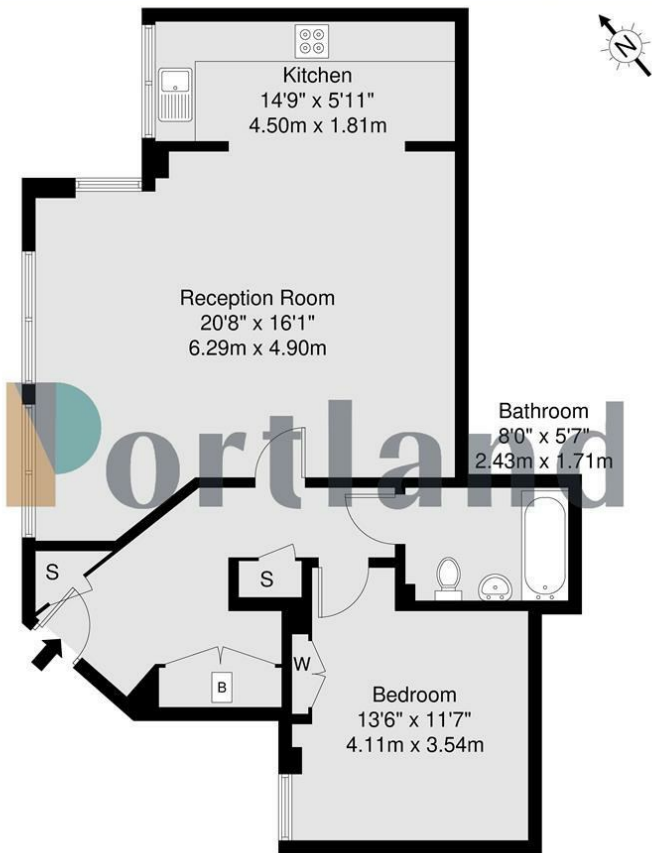
Local shops are within 0.3 miles, with the wide variety of stores occupying **WILLESDEN HIGH ROAD**, a large **Sainsbury Supermarket** is also under 0.5 miles and the diverse array of shops in Harlesden are within 0.6 miles.

**** Allocated, underground, Off-Street parking for one car could be made available by separate negotiation ****

- RECENTLY RENOVATED
- BRAND NEW FLOORING
- NEW KITCHEN including APPLIANCES
- SECURE GATED ENTRY
- 24 Hour CONCIERGE
- UNDERGROUND PARKING FOR ONE CAR a possibility
- GENEROUS ROOM SIZES
- EPC Band C







Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
71 sq m / 764 sq ft

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

EXTERNAL FEATURES
Gardens, 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

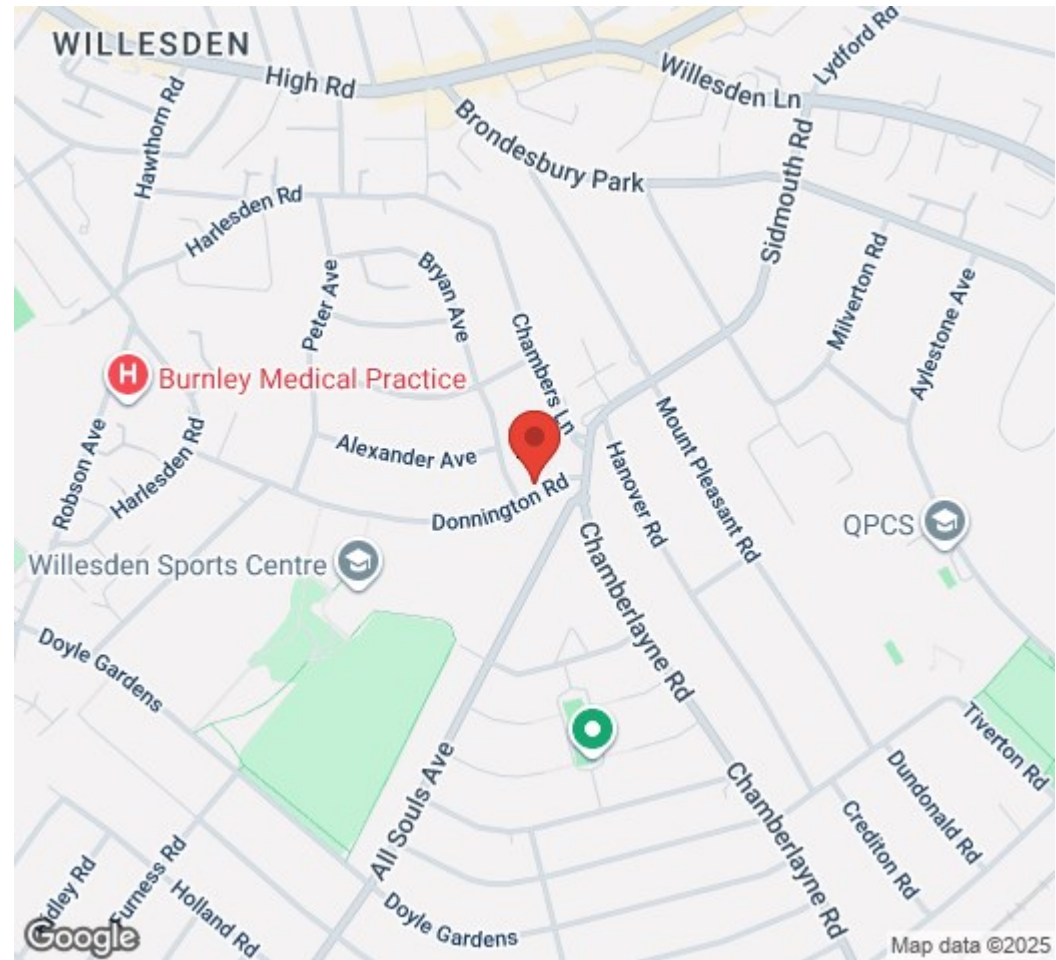
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	