



3 Bedroom  
2 Wilkinson Close, NW2

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

Asking Price £550,000  
Leasehold

Spanning an impressive 1200sqft is a stunning three bedroom top floor apartment with private balcony and underground parking.

Internally the property is bright and well laid out benefiting from a large open plan kitchen reception room with direct access to a private winter garden. The handle-less kitchen is beautiful with integrated appliances, stone worktop and LED lighting. Accessed via the hallways there are three large double bedrooms and a gorgeous bathroom bathroom. The property can be accessed via the secure communal entrance benefiting from a lift.

Collins Building benefits secure underground parking, communal gardens, residents gym and concierge. This property is sold with vacant possession and chain free.

Wilkinson Close is located off the Edgware Road with numerous road links close by including the M1 and the North Circular Rd (A406). Shopping facilities available only moments away at Brent Cross Shopping Centre or towards Cricklewood Broadway.

- 3 bedroom apartment
- Top floor with lift
- Concierge
- Communal gardens
- Secure underground parking
- Private winter garden balcony
- Stunning condition
- Residents gym
- Long lease
- Close to Thameslink



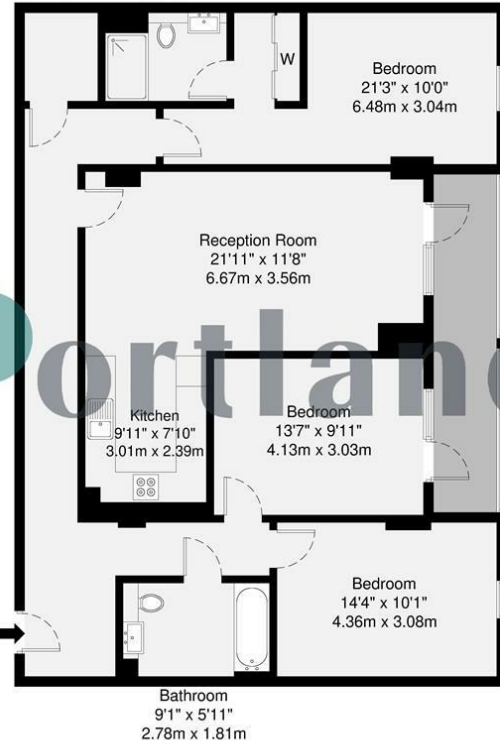






Utility  
5'9" x 4'9"  
1.74m x 1.44m

En-Suite  
7'10" x 5'9"  
2.38m x 1.74m



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
112.6 sq m / 1212 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.8 sq m / 8 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
8.3 sq m / 89 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.



Portland

Trusted, every step of the way

90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(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	