



2 Bedroom  
Essex Road, NW10

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

£350,000  
Leasehold

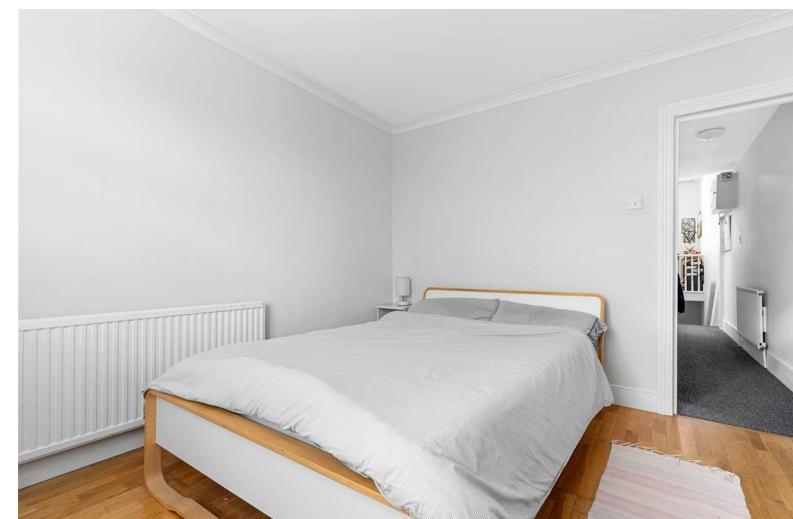
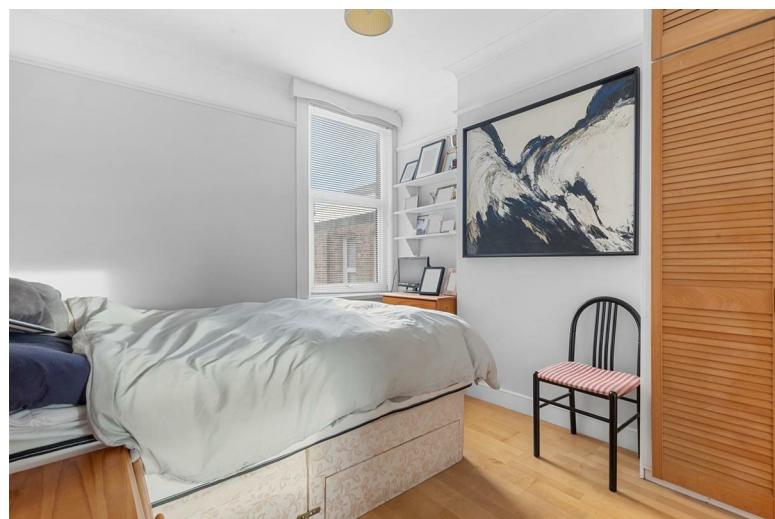
Offered to the market is this charming and spacious two-bedroom first-floor flat, set within an attractive Victorian conversion on the ever-popular Essex Road, Harlesden.

The property boasts a bright and comfortable reception room, flooded with natural light from large windows, creating the airy feel typical of a first-floor conversion. This welcoming space offers a modern setting, ideal for both everyday living and entertaining guests. The flat further comprises a fitted kitchen, two well-proportioned double bedrooms, and a family bathroom.

Well suited to first-time buyers or landlords seeking a solid investment opportunity, the property combines character, space, and practicality.

Essex Road is a sought-after residential location, known for its vibrant community and excellent transport connections. A wide range of local shops, cafés, and restaurants are close by, while the open green spaces of Roundwood Park provide an ideal retreat for outdoor leisure. Neasden Underground Station (Jubilee Line) and Harlesden Station (Lioness & Bakerloo Lines) are both within easy reach, offering convenient access across London.

- Two Double Bedrooms
- Bright and Airy Reception Room
- Separate Fitted Kitchen
- 2 Good Size Double Bedrooms
- Family Bathroom
- Offered in Good Condition
- Throughout
- Roundwood Park Close by
- Excellent Transport Links



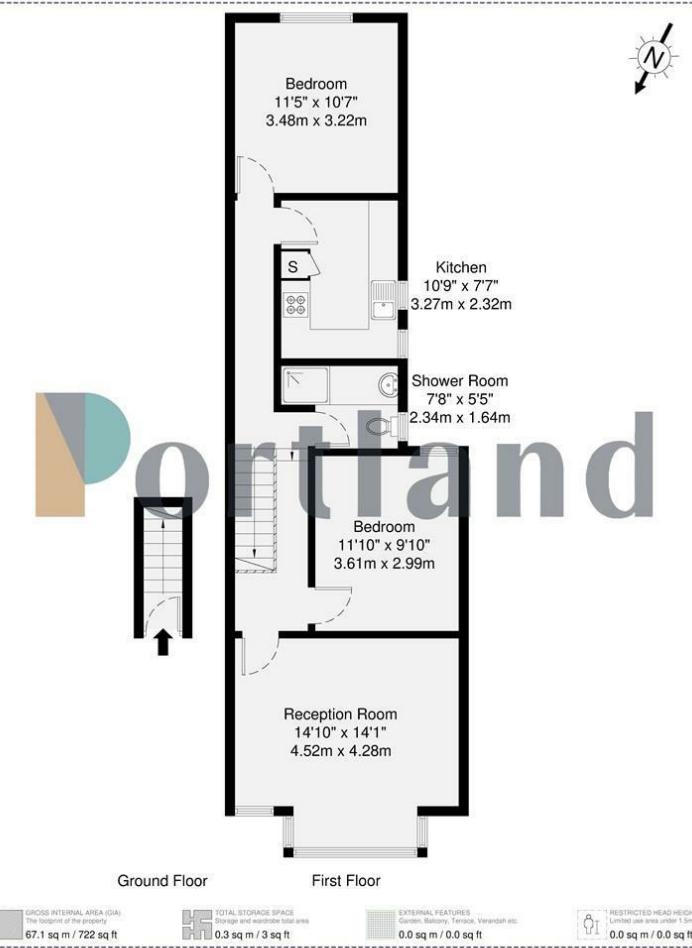


# Portland

Essex Road, NW10

GROSS INTERNAL AREA  
67.1 sq m / 722 sq ft

# Portland



Ground Floor

First Floor

GROSS INTERNAL AREA (GIA)

The footprint of the property

67.1 sq m / 722 sq ft

TOTAL STORAGE SPACE

Storage and wardrobe total area

0.3 sq m / 3 sq ft

EXTERNAL FEATURES

Garden, Balcony, Terrace, Verandah etc.

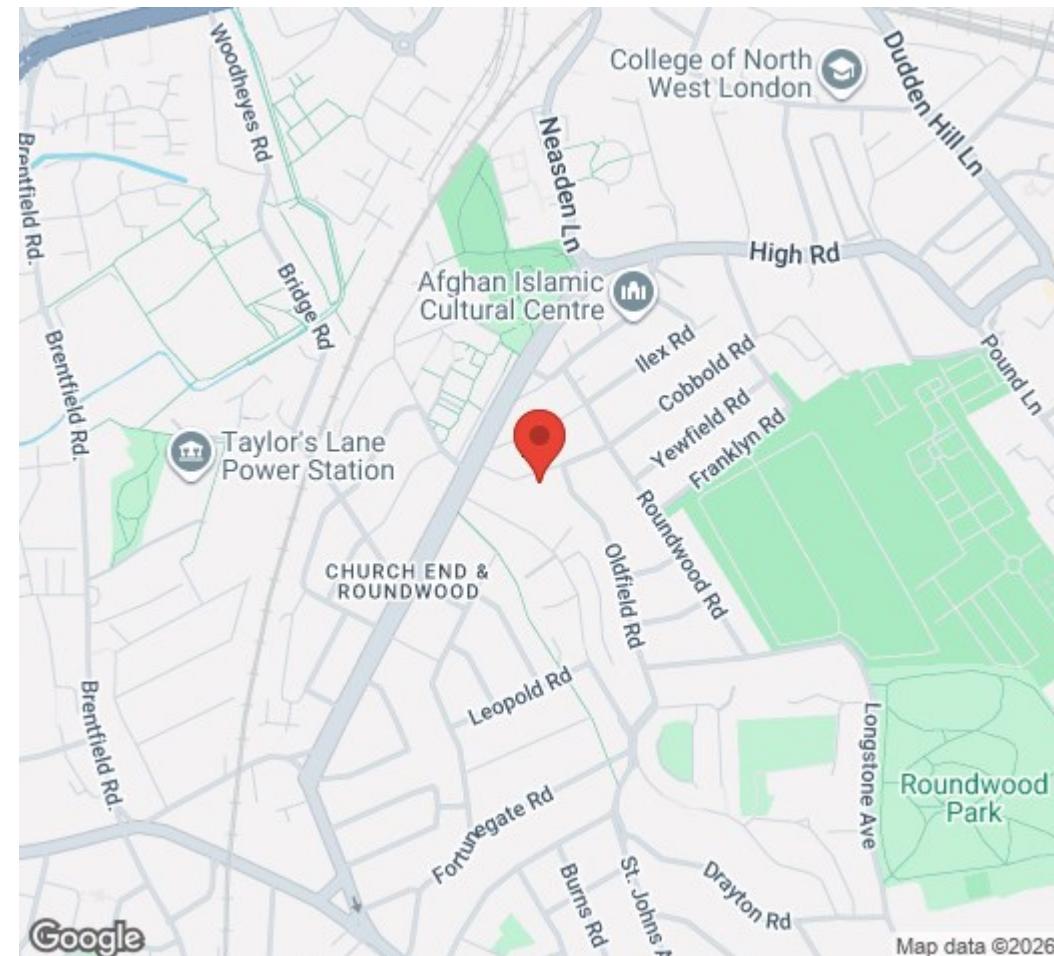
0.0 sq m / 0.0 sq ft

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.



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.