



3 Bedroom
High Street, NW10

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

£525,000
Leasehold – Share of Freehold

Highwood Court is a unique juxtaposition of a tranquil and secure development tucked away within the hustle and bustle of Harlesden High Street.

Spanning 3 floors of accommodation, buyers will immediately be impressed with the thought and design of this property – The architects SUSD sought to create low impact eco homes and have done so excellently. Immediately you are greeted with a stunning open plan kitchen, with wooden floors and window frames. There is an additional skylight that only adds to the abundance of light in this space.

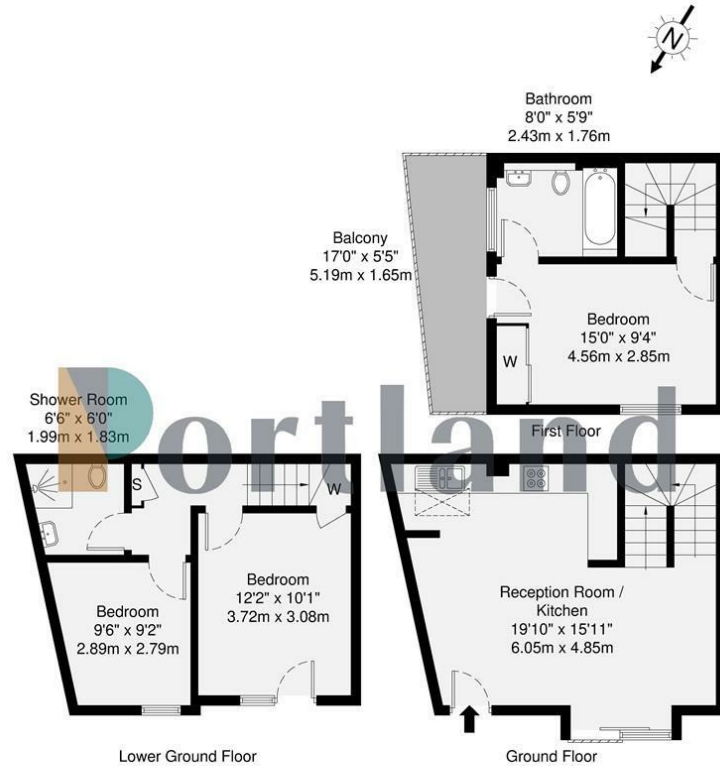
Downstairs are two double bedrooms and a family bathroom, and upstairs is the principle suite with private balcony.

Highwood Court is purely residential and offers excellent access to the ever popular green space of Roundwood Park, as well as shops and eateries on the High Street. For commuters, there is brilliant access to the Bakerloo & Mildmay Line from Willesden Junction, allowing easy transport to the West End and East London.

- Share of Freehold Three bedroom eco home
- Secure gated development
- Open plan kitchen area
- German engineered wooden cladding
- Private balcony
- Designed by the same architect as The Curtain & The Devonshire
- Natural wood-fibre insulation
- Low energy costs
- Scandinavian ThermoWood decking
- Bicycle storage







GROSS INTERNAL AREA (GIA) The footprint of the property 81.7 sq m / 879 sq ft	TOTAL STORAGE SPACE Storage and available total area 1.1 sq m / 12 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 8.5 sq m / 91 sq ft	RESTRICTED HEAD HEIGHT Limited clear area under 1.5m 0.0 sq m / 0.0 sq ft
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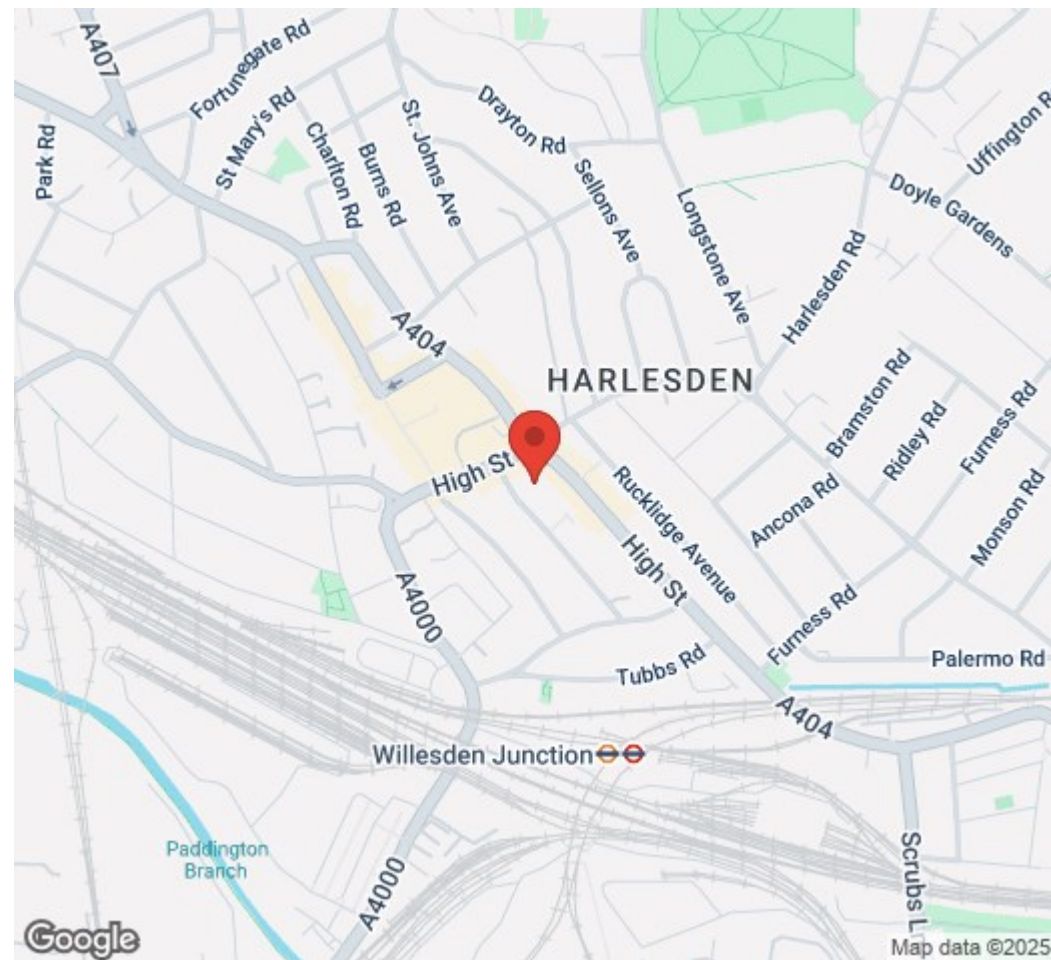
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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	