



1 Bedroom
Nicoll Road, NW10

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

Asking Price £325,000
Leasehold

Boasting nearly 500 square feet of space, and it's own private balcony is an exceptionally bright top floor apartment in the heart of Harlesden.

The Elms is a wonderful purpose built property, which recently added another floor – This apartment is within this extension. Prospective buyers will firstly be impressed with the abundance of natural light found in the home with the living area offering "southern chimney" pot views over London. The open plan living area is fitted with all the expected furnishings and a huge amount of worktop space. This goes onto double doors which open onto a cosy private balcony. There is a large double bedroom with plenty of room for storage and dressing table. The three piece bathroom is also in excellent condition.

This property is being sold with vacant possession and long lease. There is very little buyers will need to do upon moving in, and will be a clean canvas to add their own personality to the home.

The property is in an excellent location for transport, only a short walk away (0.4m) you are equidistant from Willesden Junction and Harlesden Stations (Both Overground and Bakerloo). There is also a variety of shops within walking distance including many eateries, cafes as well as a large supermarket, making this a very convenient and bustling location.

- Private south facing balcony
- 24 foot long open plan kitchen
- Flooded with natural light
- Popular residential location in the heart of Harlesden
- Gated Off street parking
- Large double bedroom with plenty of room for storage
- Vacant possession
- Long leasehold
- Perfect for first time buyers looking to get on the ladder
- Presented in excellent condition and ready to move in immediately





Portland

The Elms, NW10

GROSS INTERNAL AREA
44.7 sq m / 481 sq ft

Balcony
12'5" x 2'2"
3.78m x 0.66m

CH
2.52

Reception Room /
Kitchen
24'11" x 11'7"
7.60m x 3.54m

Shower Room
7'11" x 4'11"
2.42m x 1.50m

Bedroom
11'8" x 11'1"
3.56m x 3.39m

Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.7 sq m / 481 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
2.5 sq m / 26 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.

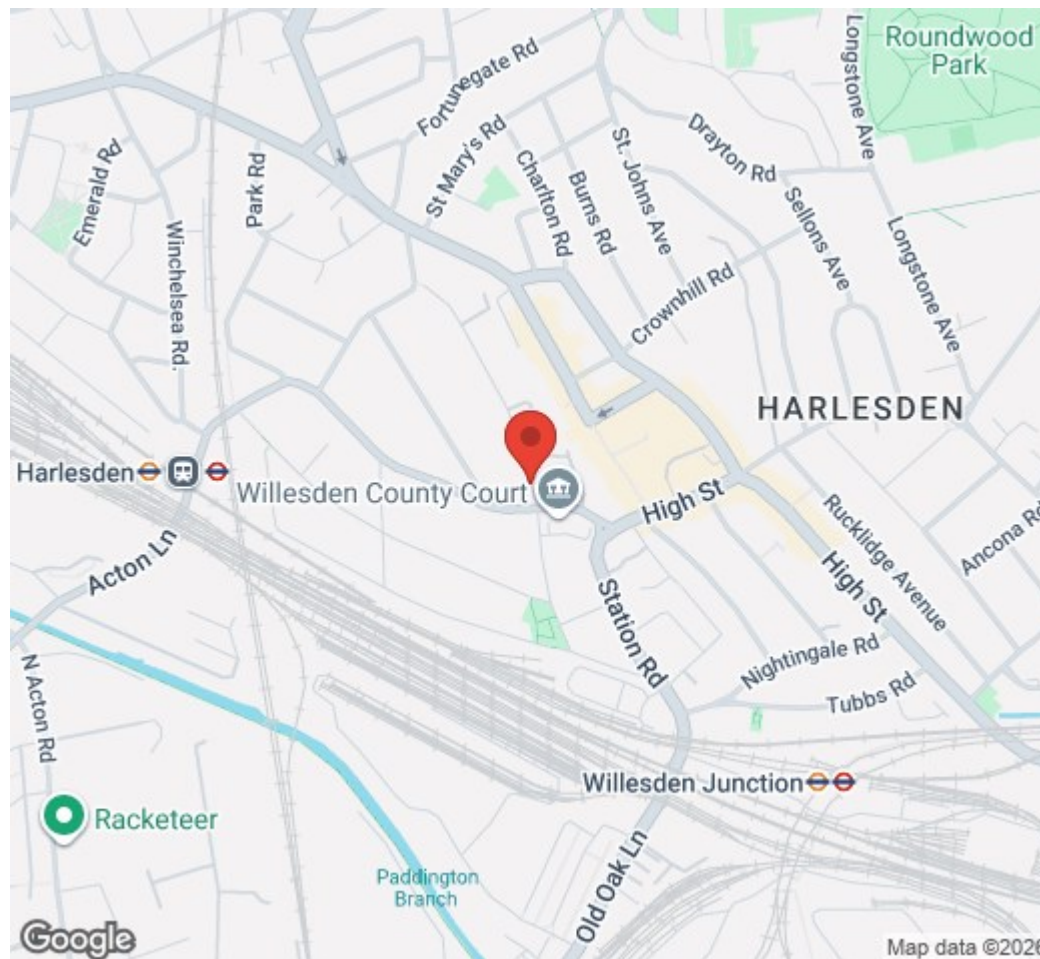


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Energy Efficiency Rating

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

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.