



4 Bedroom
St. Johns Avenue, NW10

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

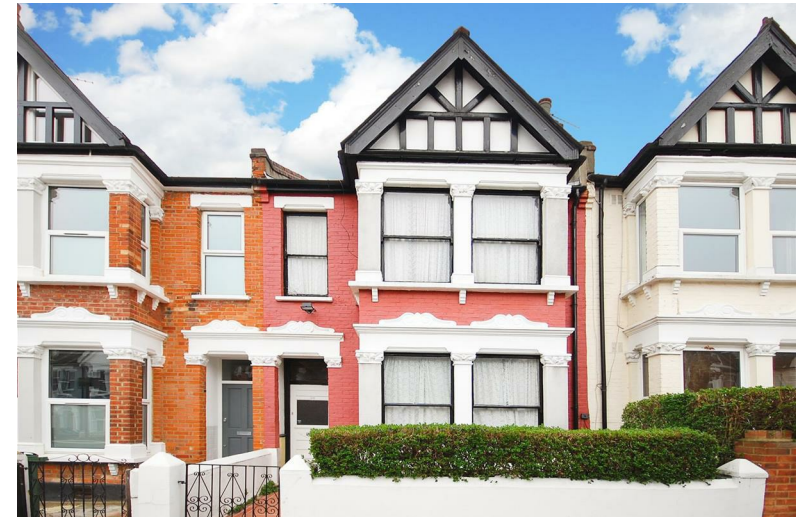
£2,750 PCM

With FOUR DOUBLE BEDROOMS, an Open Plan KITCHEN/RECEPTION and TWO BATHROOMS, this lovely FIRST and TOP FLOOR maisonette enjoys an abundance of space and a QUIET LOCATION.

Located just 0.7 miles from both WILLESDEN JUNCTION and HARLESDEN stations (BAKERLOO Line ZONE 3) and within 0.2 miles of the wide and varied shops of Harlesden, this flat enjoys a quiet, yet well connected location with transport available by bus and both the BAKERLOO and OVERGROUND train services.

This lovely flat is open to FAMILIES and to SHARERS , is in excellent condition, offered either FURNISHED or UNFURNISHED and is AVAILABLE IN JUNE.

- Perfect for SHARERS & FAMILIES
- FOUR DOUBLE BEDROOMS
- OPEN-PLAN
KITCHEN/RECEPTION
- Two Bathrooms
- Furnished or Unfurnished
- Quiet Location
- Close to schools, shops &
Transport
- EPC Band B







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	83	83

Environmental Impact (CO ₂) 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.