



2 Bedroom  
Robson Avenue, NW10

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

Asking Price £375,000  
Leasehold

Positioned on the ground floor of a well-maintained, purpose-built development, this bright and inviting two-bedroom, two-bathroom apartment is ideally located just moments from the open green spaces of Roundwood Park.

Extending to over 600 sq ft, the property offers thoughtfully arranged accommodation, centred around a light-filled open-plan reception room and kitchen, perfect for both everyday living and entertaining. The spacious master bedroom benefits from a private en-suite shower room, complemented by a further generous double bedroom and a modern family bathroom. Additional advantages include off-street residents' parking. Offered to the market chain-free with vacant possession, this home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio.

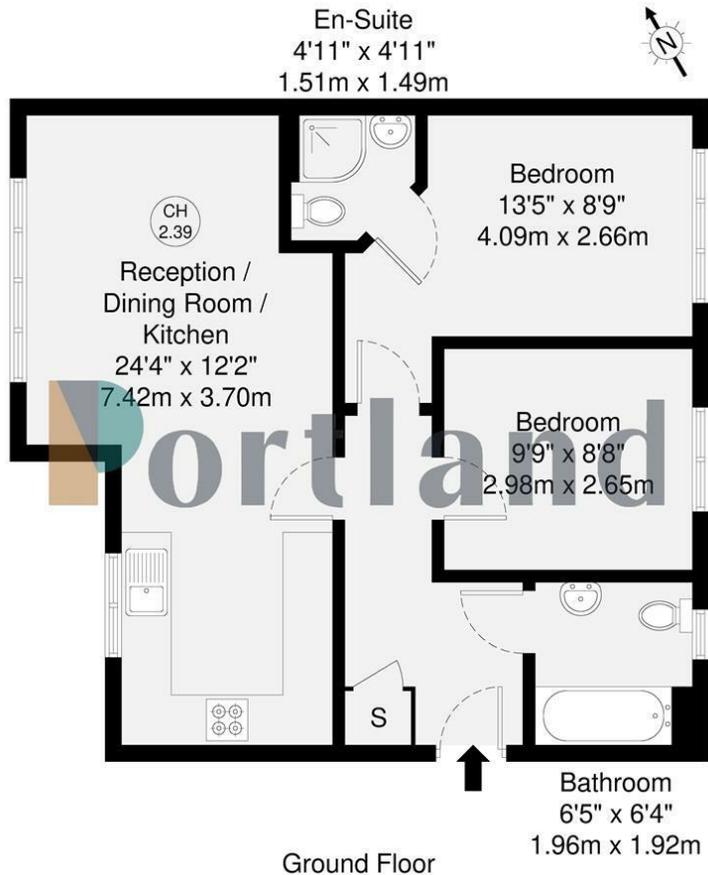
Robson Avenue forms part of an attractive residential development, ideally situated for both leisure and connectivity. The property is just a short distance from the beautiful open space of Roundwood Park, while commuters will appreciate convenient access to Dollis Hill Underground Station (Jubilee Line), providing direct links into Central London.

Please note that some images have been virtually furnished for illustrative purposes.

- Ground floor apartment set within a well-maintained, purpose-built development
- Bright and spacious two-bedroom, two-bathroom layout
- Over 600 sq ft of well-designed living accommodation
- Open-plan reception room with fitted kitchen
- Generous principal bedroom with modern en-suite shower room
- Second double bedroom ideal for guests, family, or home office use
- Modern family bathroom
- Off-street residents' parking available
- Chain-free sale with vacant possession, ideal for first-time buyers or investors
- Conveniently located moments from Roundwood Park and within easy reach of Dollis Hill Underground Station (Jubilee Line)

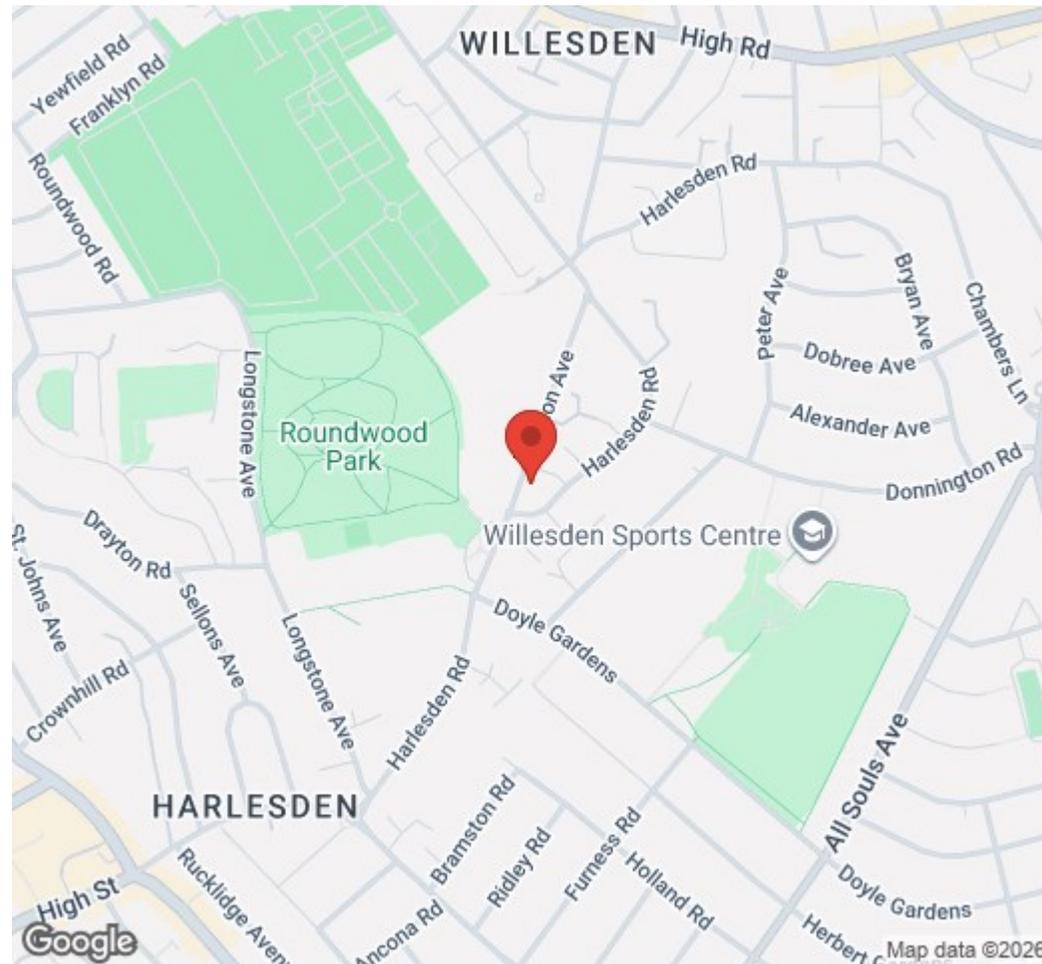






<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 56.7 sq m / 610 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 0.5 sq m / 5 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	84

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		