



3 Bedroom
Park Avenue, NW2

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

Offers In Excess Of £425,000
Leasehold – Share of Freehold

Spanning an impressive 901sqft is a classic example of an Art Deco Mansion flat within the heart of Willesden Green.

Kingsley Court is a desired residential block moments from Willesden Green Station on the Jubilee Line.

With recently decorated communal areas and a lift, buyers will benefit security and easy access to the property. All three of the bedrooms are good sizes and the whole property floods with natural light from Crittall windows. There is a family bathroom with separate w/c and also a recently refurbished separate kitchen.

The property benefits a share of the freehold and also is one of the few Mansion flats within an area surrounded by Victorian houses. This lateral space is a rare find and vacant possession is available on completion – perfect for a long term family home.

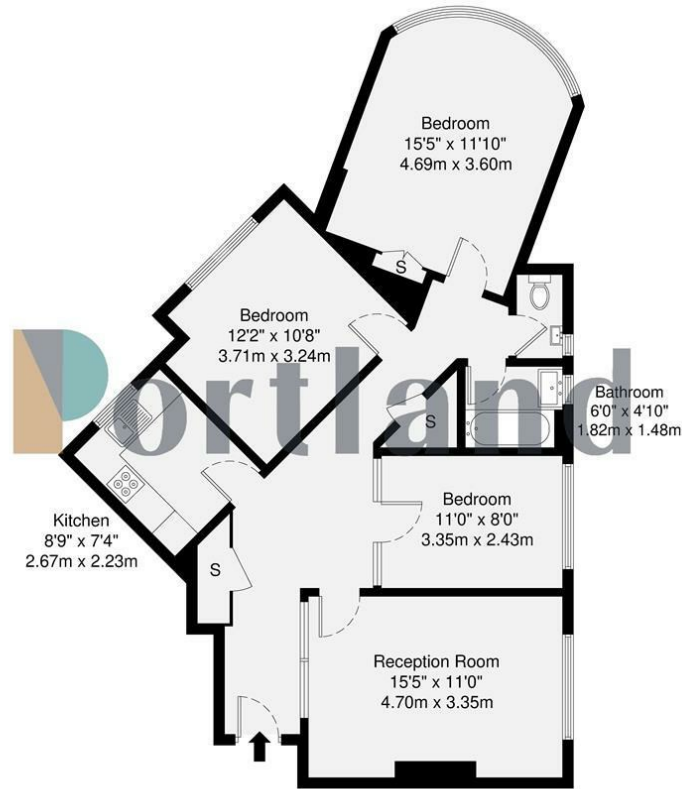
EPC is currently being conducted and will be available shortly

Kingsley Court is positioned on Park Avenue and is equidistant from the rolling green space of Gladstone Park and also Willesden Green station and its plethora of shops and eateries.

- Three bedroom art deco mansion flat
- Over 901sqft of accommodation
- Second floor with lift access
- Secure building
- A moments walk from Gladstone Park
- Willesden Green station and its shops a short stroll away
- Flooded with natural light
- Separate kitchen
- Share of freehold
- Rare find in NW2

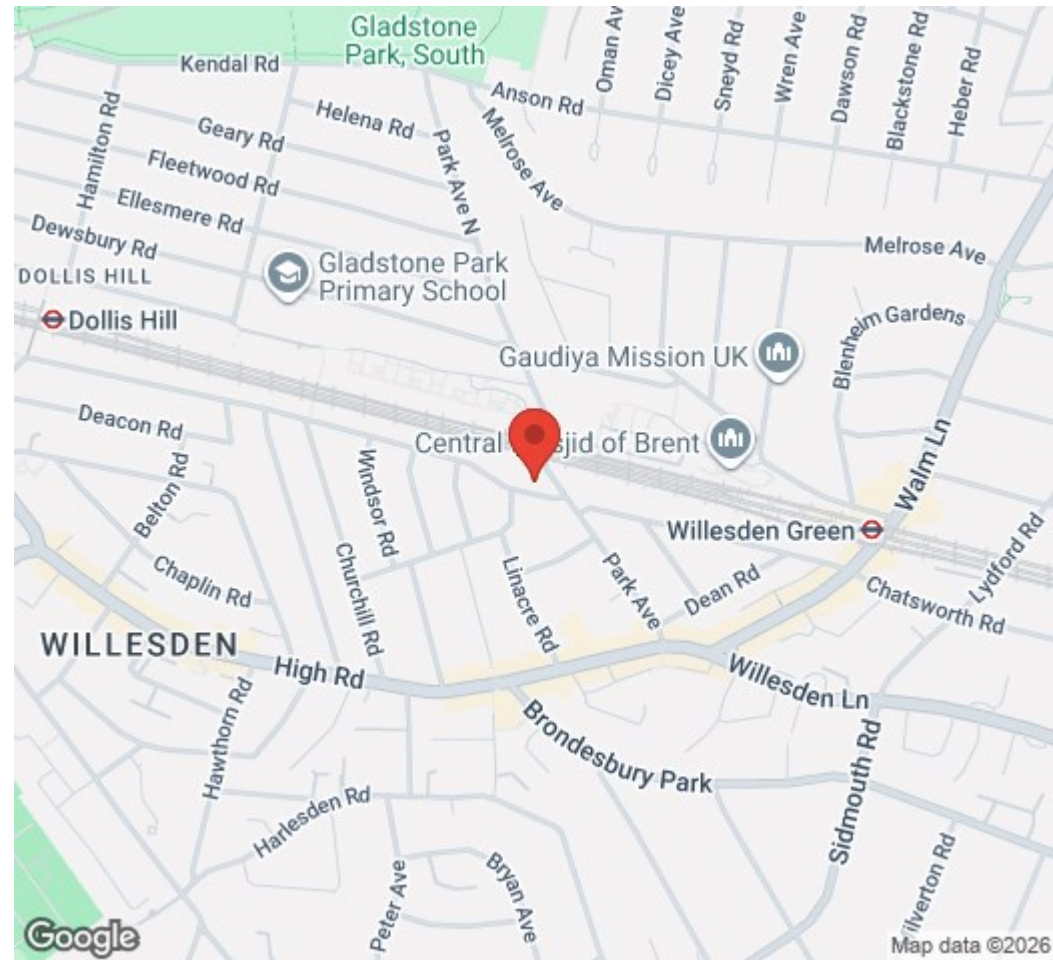






GROSS INTERNAL AREA (GIA) The footprint of the property 83.7 sq m / 901 sq ft	TOTAL STORAGE SPACE Storage and available total area 2.2 sq m / 23 sq ft	EXTERNAL FEATURES Closets, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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			82
(81-91) B			
(69-80) C			
(55-68) D		72	
(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 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		