



2 Bedroom
Deacon Road, NW2

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

£2,250 PCM

Situated on the sought-after tree-lined Deacon Road, this stunning two-bedroom garden flat has been tastefully designed throughout.

The property features a double bedroom, large single bedroom/study and a beautifully presented modern bathroom, all finished to a high standard. Standout features are the herringbone flooring throughout and the private south-west facing garden, providing an ideal setting for outdoor dining, entertaining, or simply enjoying the afternoon and evening sun.

Located within 0.2 DOLLIS HILL JUBILEE LINE ZONE 3 the property offers excellent transport links into Central London and beyond. A variety of local shops, cafés and amenities are also nearby.

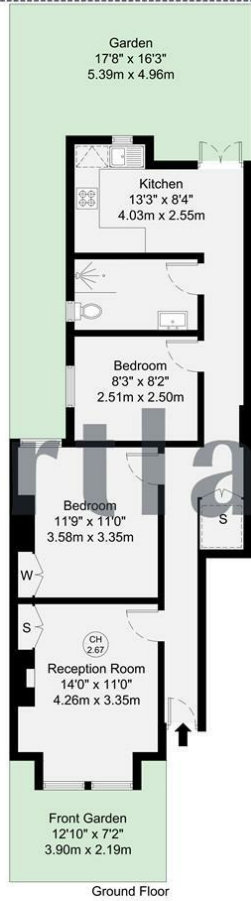
Combining modern finishes with desirable outdoor space, this exceptional garden flat presents a fantastic opportunity to make a long term home.

AVAILABLE TO MOVE IN FROM 18TH JUNE 2026.

- TASTEFULLY DESIGNED GARDEN FLAT
- SOUTH FACING PRIVATE GARDEN
- HERRINGBONE FLOORING THROUGHOUT
- MOMENTS AWAY FROM DOLLIS HILL STATION
- PART-FURNISHED
- EPC - D







Portland

GROSS INTERNAL AREA (GIA) The footprint of the property 62.9 sq m / 677 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.1 sq m / 22 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 35.3 sq m / 379 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 1 sq m / 10 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.



Trusted, every step of the way

90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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		