



1 Bedroom  
Willesden Lane, NW2

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

Asking Price £350,000  
Leasehold

A Bright Upper Floor Apartment with Private Balcony & Parking. Lincoln Court is a fantastic one bedroom apartment, considerably larger than competing flats in the area spanning a total of 538sft of accommodation. Buyers can expect to find a bright 15ft reception room with access to the private balcony, a separate fully fitted kitchen, large double bedroom with plenty of room for storage and a family bathroom.

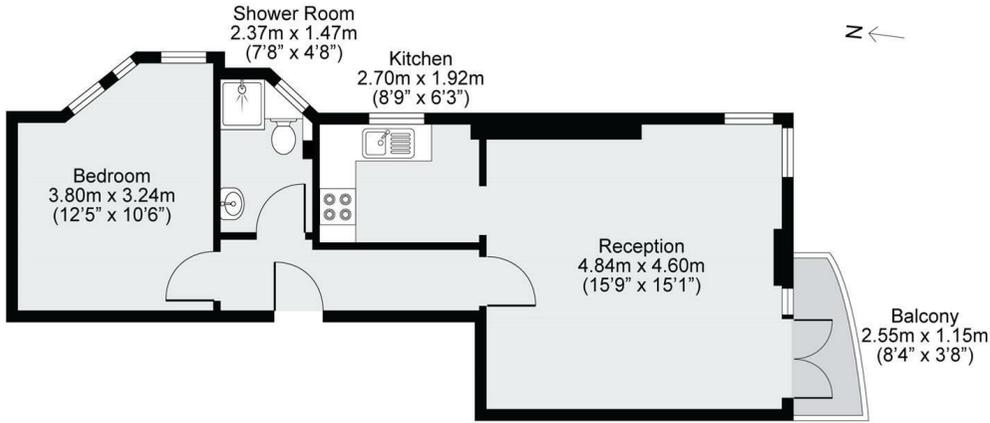
This property is positioned on the Second floor and is serviced with a lift. There is the further benefit of communal gardens and allocated residents parking, something not available in many of the newer developments. Prospective buyers should also note this property is being sold with a long lease, chain free and with vacant possession.

Lincoln Court is a popular residential development moments from Willesden Green Station and the plethora of shops on the High Street. There is good access via bus on Willesden Lane itself and the ever popular rolling green spaces of Gladstone & Queens Park are within walking distance.

- Private Balcony
- Chain Free
- Spacious Reception Room
- 0.5 Miles to Willesden Green and Brondesbury Park Stations
- Vacant Possession
- Lift Access
- Off-Street Parking
- Popular Purpose Built Residential Block
- Separate Fitted Kitchen
- Long Lease



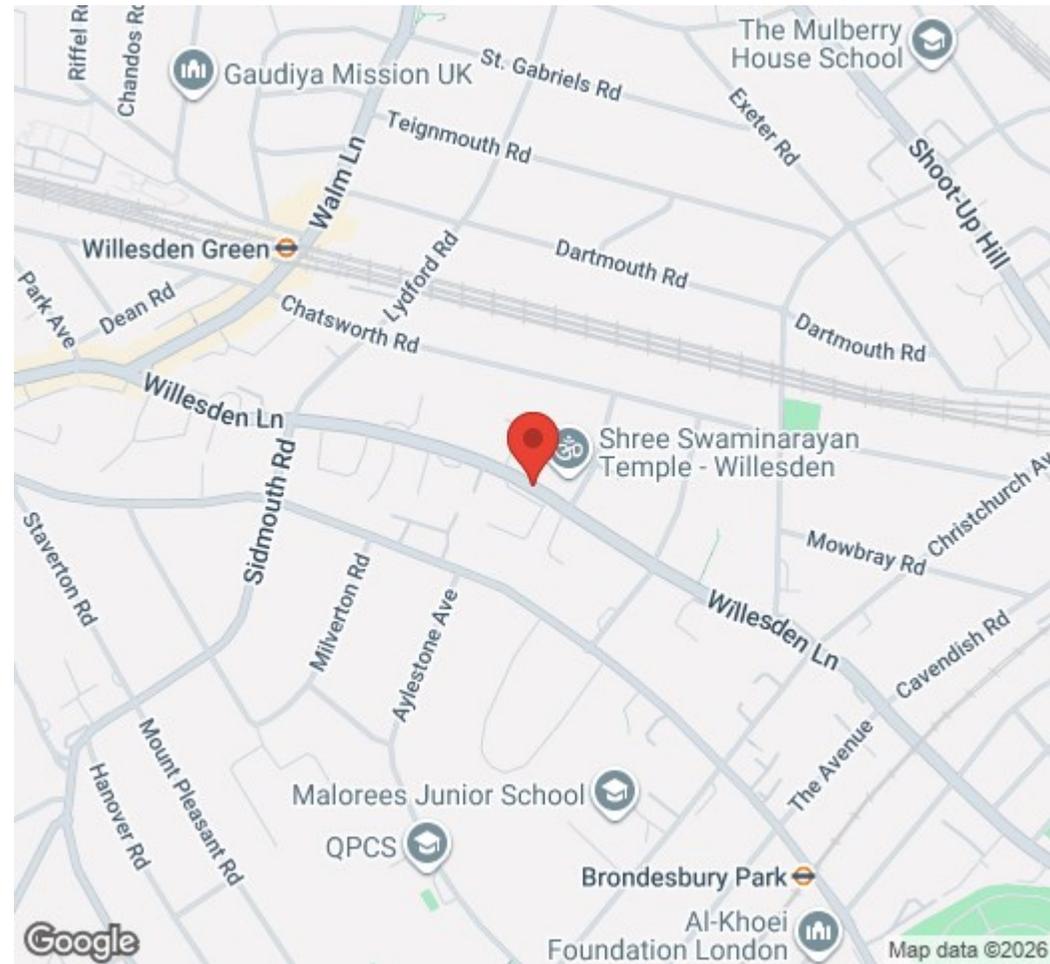




First Floor

GROSS INTERNAL AREA(AIA) The footprint of the property 50.0sqm / 538.2sqft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.0sqm / 0.0sqft	EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 2.6sqm / 27.9sqft	RESTRICTED HEAD HEIGHT Limited use areas under 3.5m 0.0sqm / 0.0sqft
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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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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>79</b>		<b>82</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		