



2 Bedroom
Printworks Apartments, NW10

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

45% Shared Ownership
£175,500
Leasehold

45% Shared Ownership – Stunning Two-Bedroom Apartment with Two Balconies and Allocated Parking.

Located on the third floor of this sought-after modern development, this beautifully presented two double bedroom apartment is offered in show home condition.

The property features a sleek open-plan kitchen and living area with fully integrated appliances, including a fridge/freezer, dishwasher, and washer/dryer. The spacious living area opens onto the first of two balconies via double French doors, which span the length of the room and overlook the communal gardens, flooding the apartment with natural light.

Both bedrooms are generously sized doubles, with the principal bedroom benefiting from access to the second private balcony. The contemporary bathroom continues the high-end finish, featuring floor-to-ceiling tiles and a stylish bath/shower suite.

Residents also enjoy access to a landscaped communal garden with a children's play area, a video entry system, two lifts, and an allocated parking space.

At only six years old, the apartment remains in excellent condition throughout. Ideally located close to local amenities including Neasden Parade with its shops, cafés, gym, and rowing club, the property also benefits from the peace of mind of an NHBC warranty.

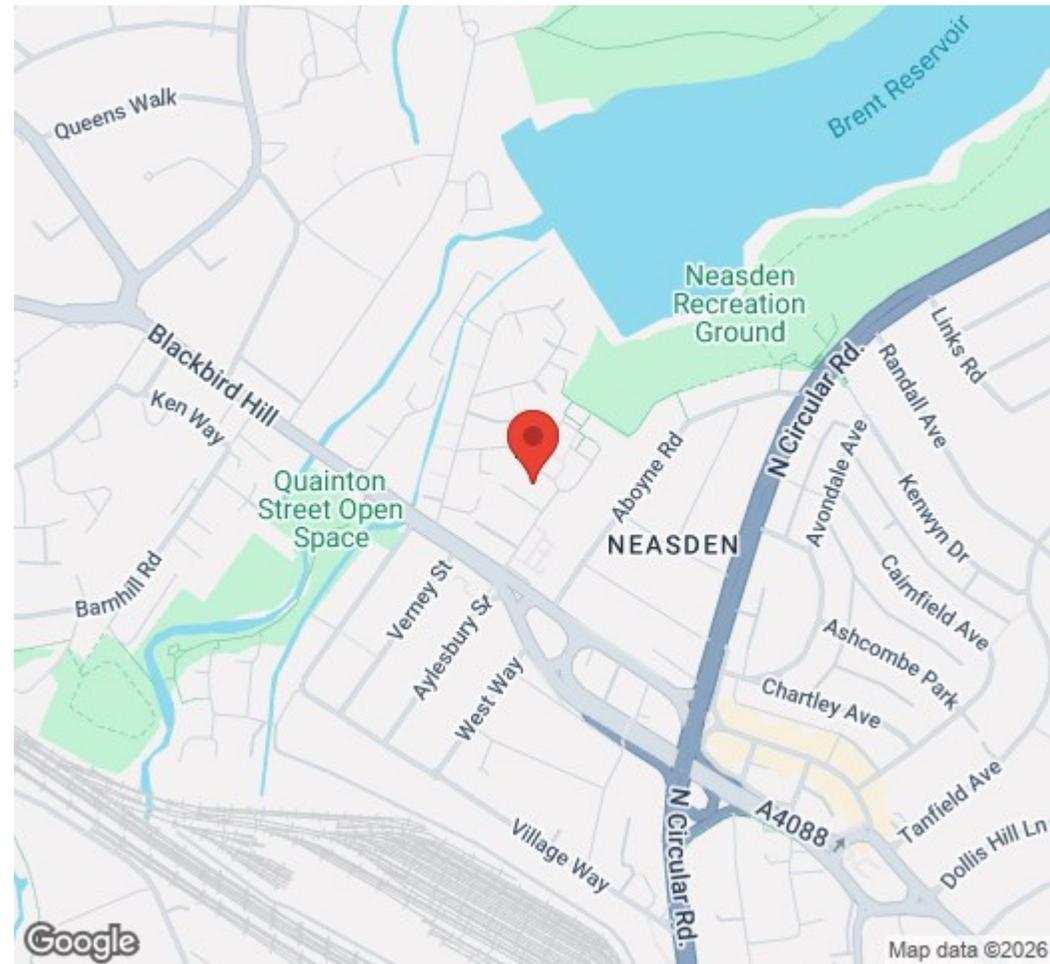
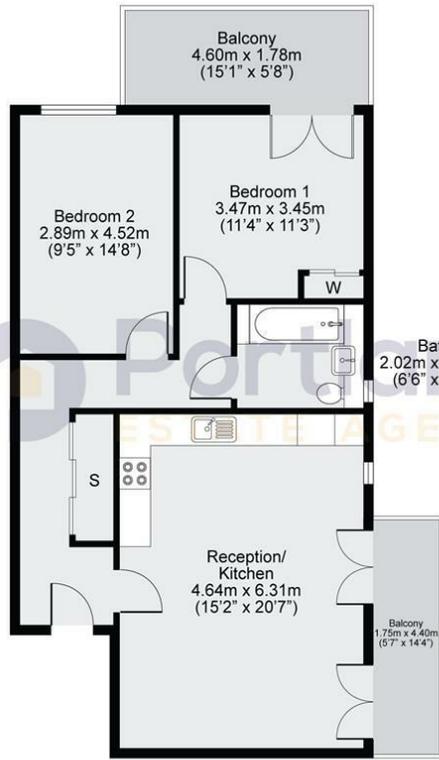
- Two Balconies
- Show Home Condition
- Only 3 Years Old
- Integrated appliances
- Communal Gardens
- Shared Ownership





Printworks Apartments, NW10 0BR

Approx. Gross Internal Area = 74.4sqm / 800.8sqft



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 | | | |
| (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 | 81 | 81 |

| 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.