



1 Bedroom
Brondesbury Park, NW2

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

£1,695 PCM

Portland present a ONE BEDROOM, TOP FLOOR flat to rent.

Enjoying wooden flooring throughout and an enviable location within 0.5 miles from Willesden Green Jubilee Line.

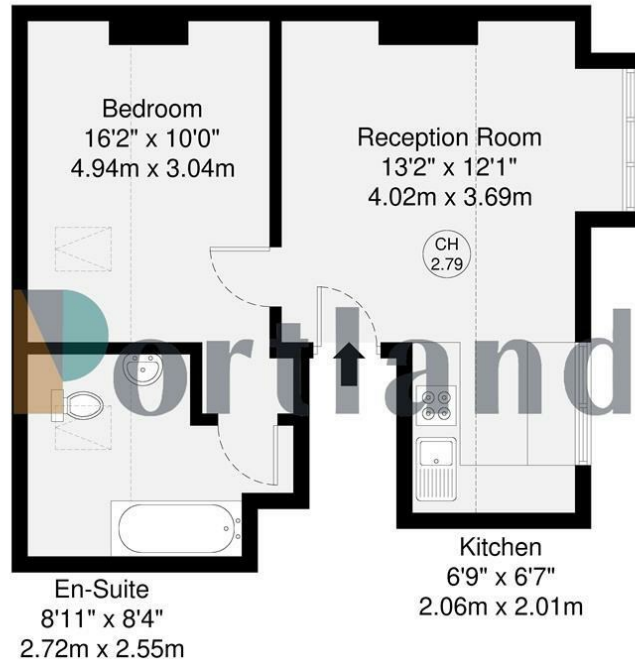
A wide variety of local bus routes run close by and the flat is well serviced for transport by car as the North Circular is less than a mile away.

This flat is presented FULLY FURNISHED and is AVAILABLE IMMEDIATELY.

- Period Features
- AVAILABLE NOW
- Great Location
- Top Floor Flat
- EPC – D







Second Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 24.3 sq m / 261 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.0 sq m / 0.0 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 17.6 sq m / 189 sq ft
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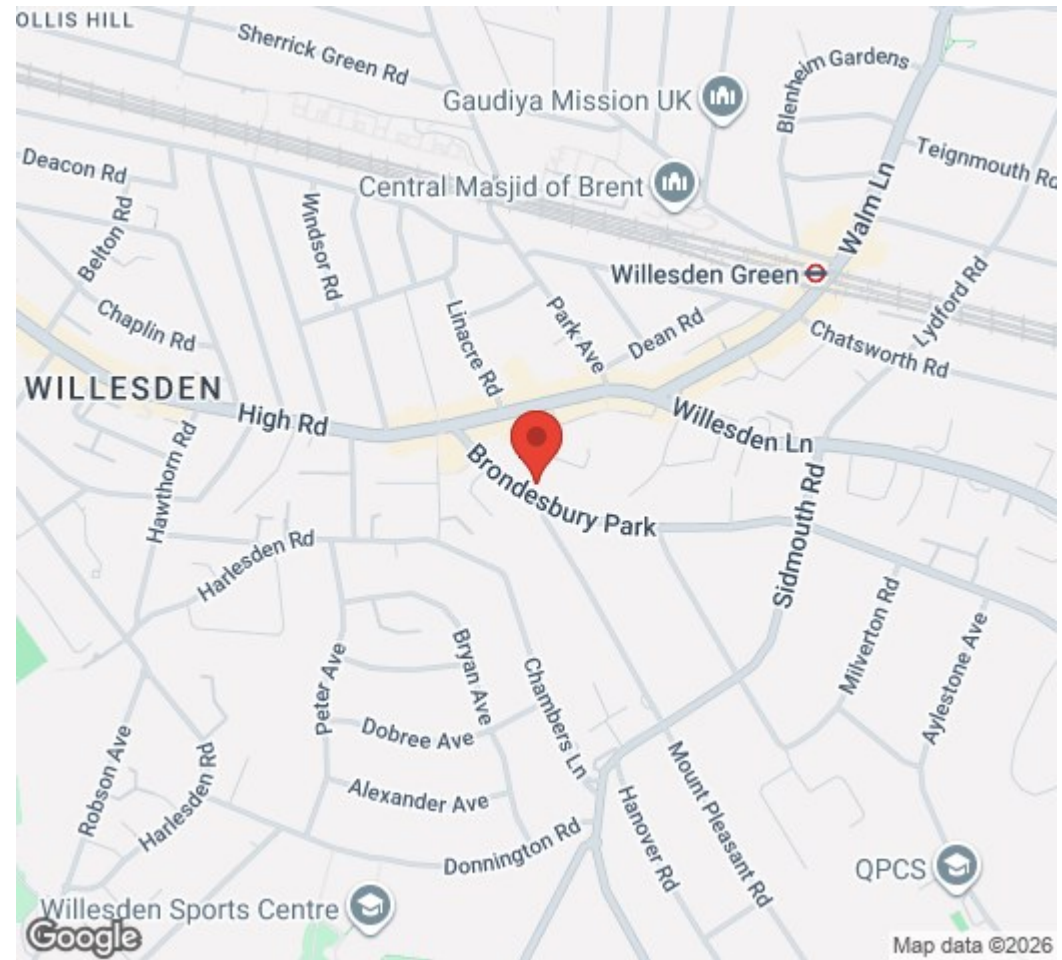
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO₂) 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	