



2 Bedroom  
Dover Close, NW2

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

£2,250 PCM

Welcome to this splendid flat located on Dover Close in London, a perfect blend of comfort and modern living. Spanning an impressive 727 square feet, this property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the bustling city.

Upon entering, you will find a large reception room, two double bedrooms, separate kitchen, a modern bathroom and a choice of storage cupboards.

The flat is presented in fabulous condition, ensuring that you can move in with ease and enjoy your new home from day one.

One of the standout features of this property is the gated parking, which accommodates one car, a rare find in London. This added convenience allows for peace of mind and easy access to your vehicle.

Just 0.4 miles from the ever popular Thameslink Connection at Cricklewood and with a variety of bus routes running from very close by. Local shops are within 0.1 miles and open spaces are provided under a mile away in Clitterhouse Playing Fields and the brand new and highly acclaimed Claremont Park.

This flat is a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a vibrant city. Do not miss the chance to make this delightful property your new home.

- Spacious two bedroom flat
- Gated, Secure Development
- Quiet location Close to amenities
- Generous reception
- Allocated Off Street Parking
- Wooden Flooring throughout
- Close to Parks
- Close to Transport
- CCTV
- EPC Band C

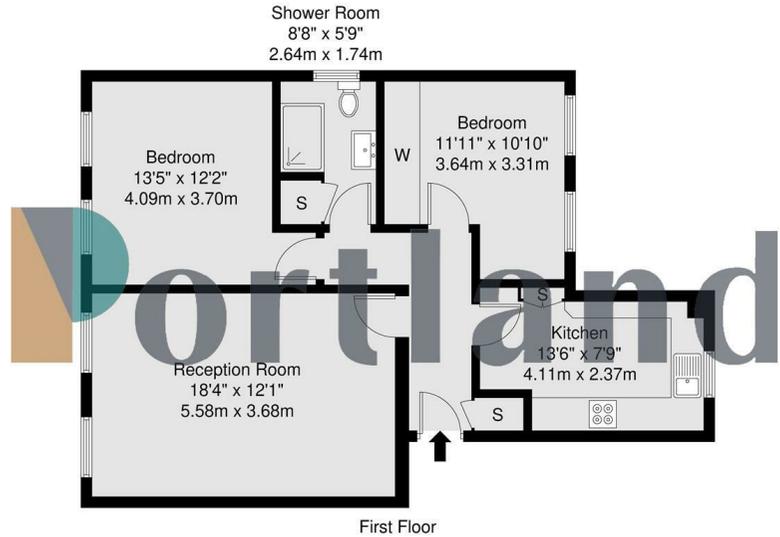




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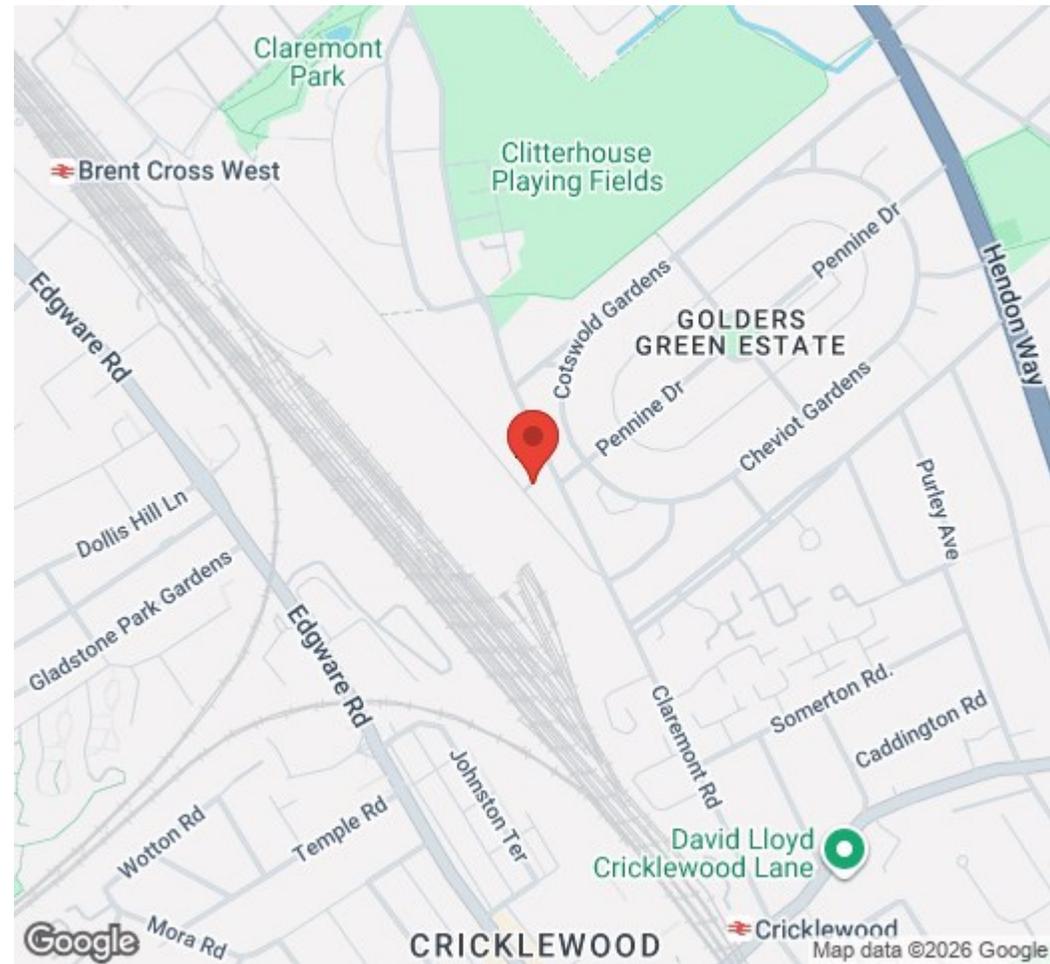
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GROSS INTERNAL AREA  
67.6 sq m / 727 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property 67.6 sq m / 727 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.3 sq m / 13 sq ft	EXTERNAL STRUCTURAL FEATURES Gardens, 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			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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		

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.