



1 Bedroom  
Exeter Road, NW2

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

£1,900 PCM



Introducing this delightful one-bedroom ground floor garden flat situated on Exeter Road, NW2. This flat is located within the highly sought-after Mapesbury Conservation Area and benefits with having off-street parking.

Located in close proximity to the serene Mapesbury Dell, you'll have easy access to a picturesque green space, ideal for picnics and outdoor activities.

Exeter Road enjoys excellent transport links, with both Kilburn and Willesden Green tube stations in close proximity. This grants you convenient access to the wider city, making commuting and exploring London a breeze.

Located on a wide, tree-line avenue, and just 0.3 miles from Kilburn Station (Jubilee Line).  
Available IMMEDIATELY.

- PRIVATE GARDEN
- Desirable Location
- Close To The Station
- Within The Popular Mapesbury Conservation Area
- EPC – C



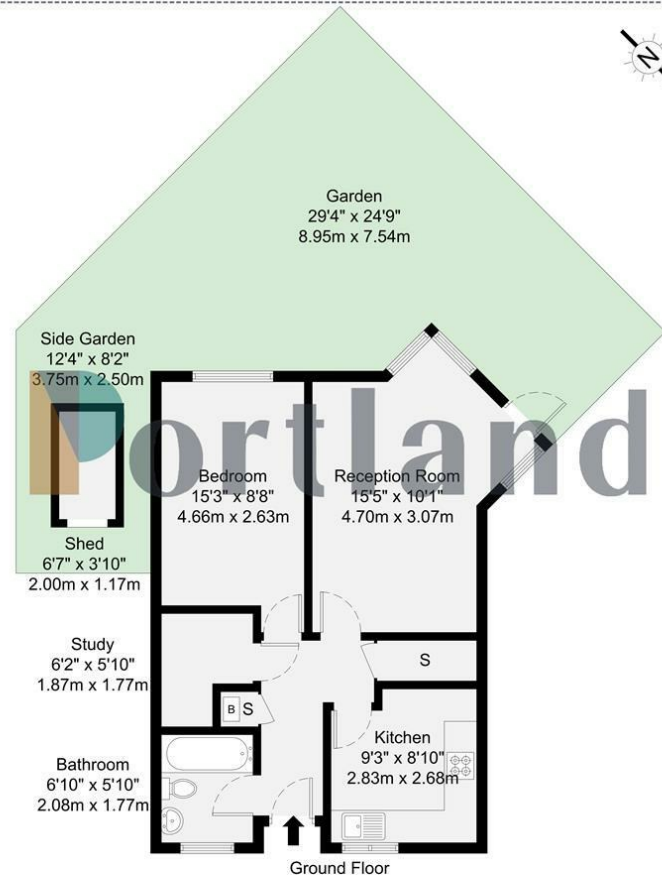




Portland

Petrie Close, NW2

GROSS INTERNAL AREA  
51.3 sq m / 552 sq ft  
SHED  
2.1 sq m / 22 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property 51.3 sq m / 552 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.9 sq m / 20 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 9.4 sq m / 101 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.

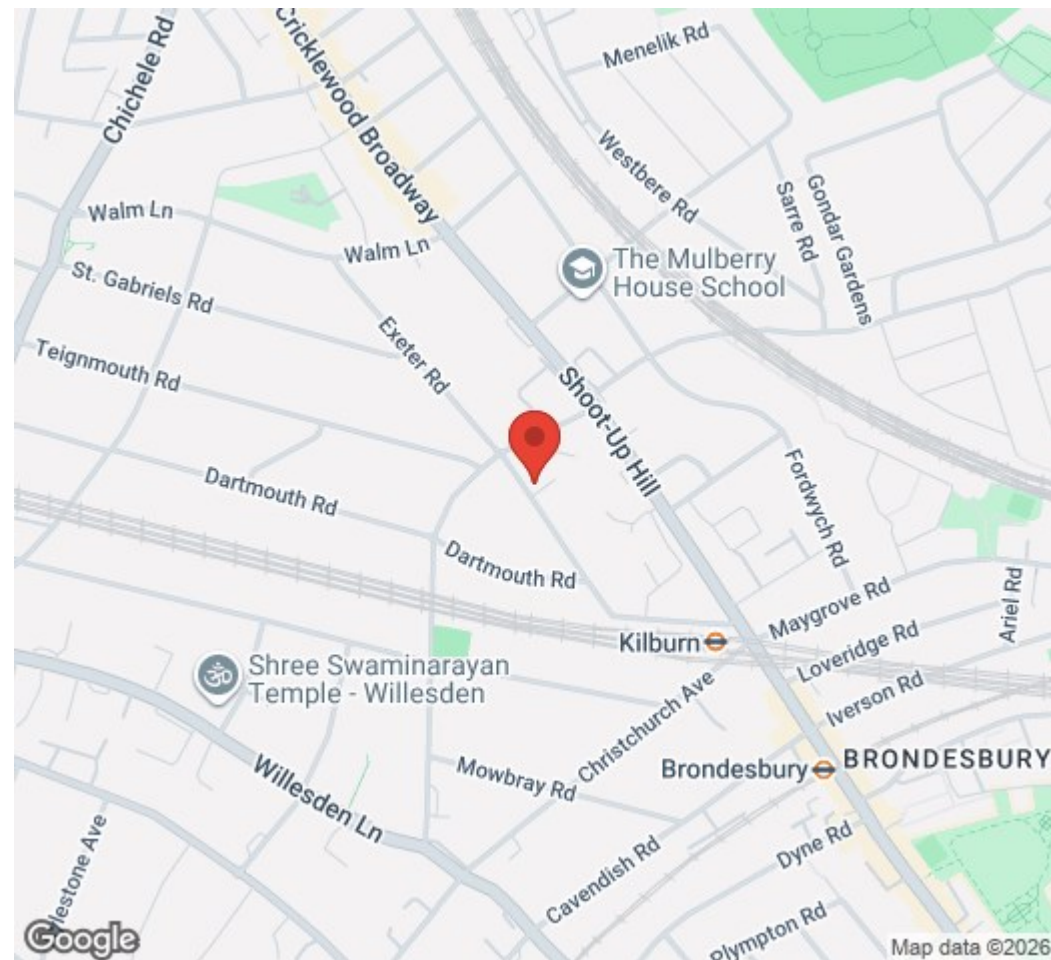


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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (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		
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.