



2 Bedroom
Oman Avenue, NW2

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

£1,900 PCM

Nestled on Oman Avenue in London, this charming flat offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples or small families.

One of the standout features of this flat is its picturesque view overlooking Gladstone Park, allowing residents to enjoy the beauty of nature right from their home. The property is situated in a quiet area, ensuring a peaceful living environment away from the hustle and bustle of city life.

Additionally, off-street parking for one car is available, providing added convenience for those with vehicles. This post-war flat combines modern living with a serene setting, making it a perfect retreat in the heart of London.

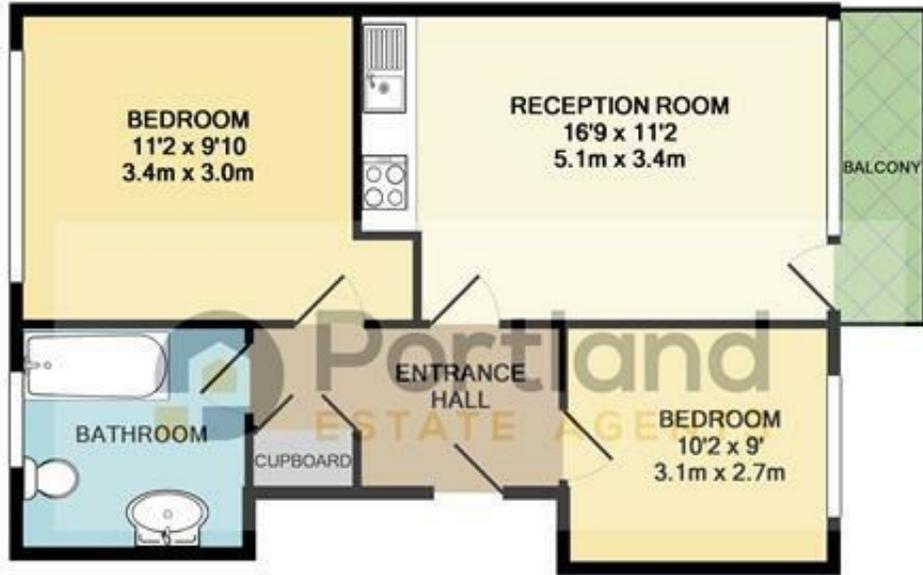
Located just 0.6 miles from Doills Hill Underground Station (Zone 3 Jubilee Line) with local bus routes running close by, this flat enjoys excellent connections.

The flat is offered part-furnished and is AVAILABLE IMMEDIATELY.

- REDECORATED 2 BEDROOM APARTMENT
- Ground Floor BALCONY
- Overlooking GLADSTONE PARK
- MODERN Kitchen & Bathroom
- Available Furnished or Unfurnished
- 0.5 Miles from Willesden Green Station (Jubilee Line)

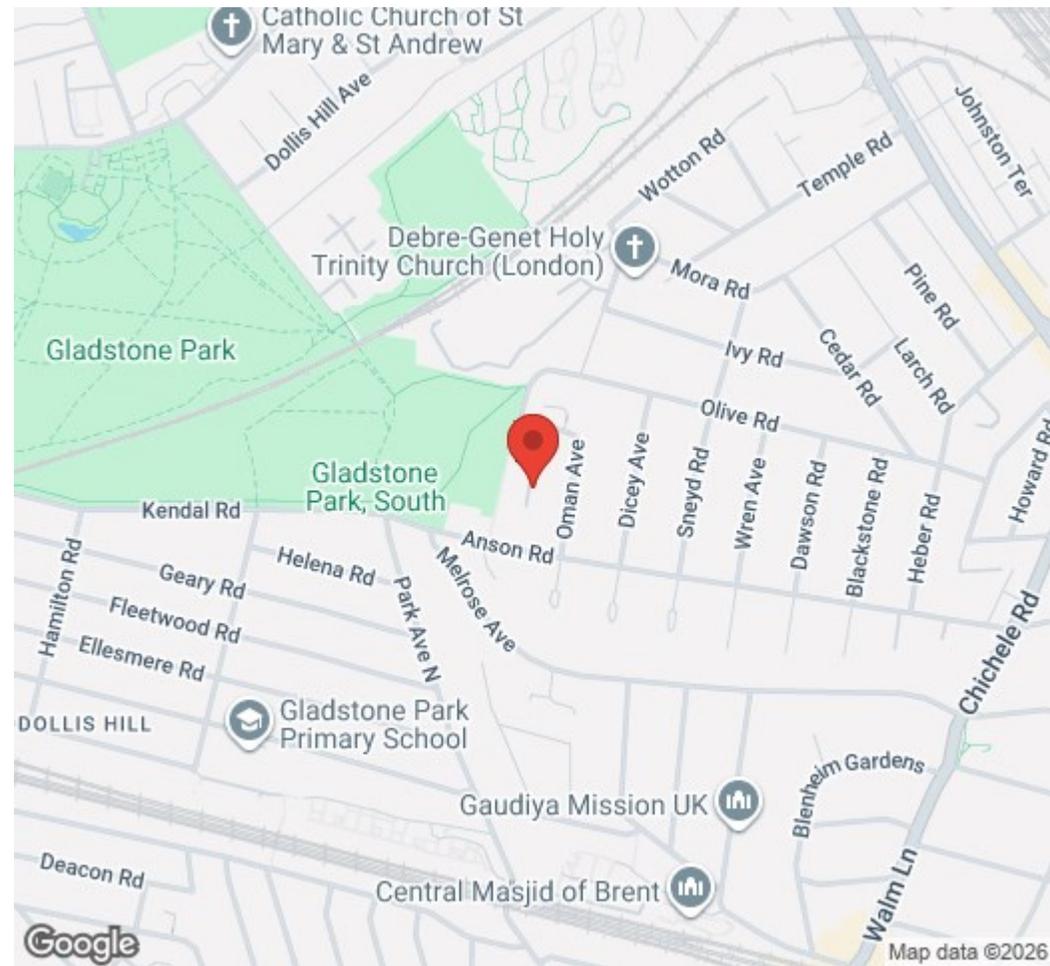






TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 | | 60 | 74 |
| (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 ₂) Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 77 |
| (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.