



2 Bedroom
Gifford Road, NW10

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

Asking Price £375,000
Leasehold

Offering 730sqft of internal accommodation, Portland Estate Agents are pleased to offer this bright two bedroom two bathroom apartment with private balcony.

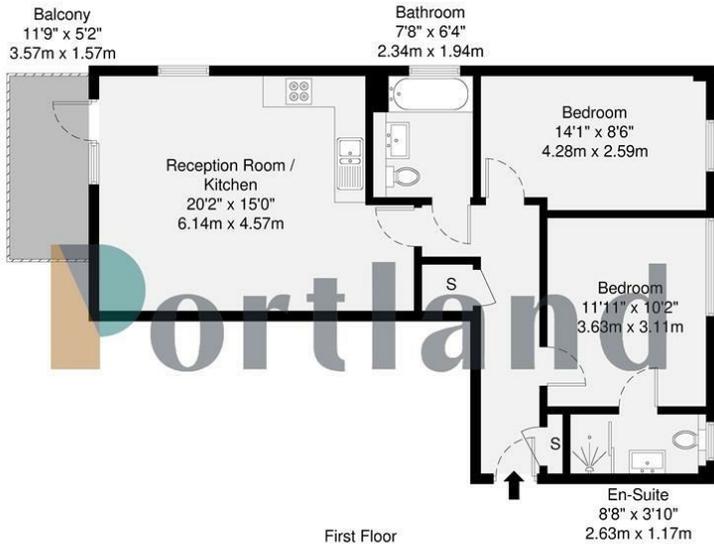
Gifford Road is a popular residential modern block with parking and secure fob access. The apartment comes with bright views over NW10, a large open plan kitchen, fully fitted family bathroom, utility room and two good size double bedrooms, one of which benefits an en suite.

This property is a 12 minute walk to Harlesden Station (Bakerloo, Lioness Overground) as well as having the bustling High Street and rolling greenery of Roundwood Park a short stroll away. There are also two parking spaces allocated to this property.

- Large two bedroom apartment
- First floor with lift access
- Secure residential development
- Flooded with natural light
- 730sqft of accommodation
- Long lease with 223 years unexpired
- Two parking spaces behind secure gates
- Chain free
- Modern kitchen
- Perfect for first time buyers

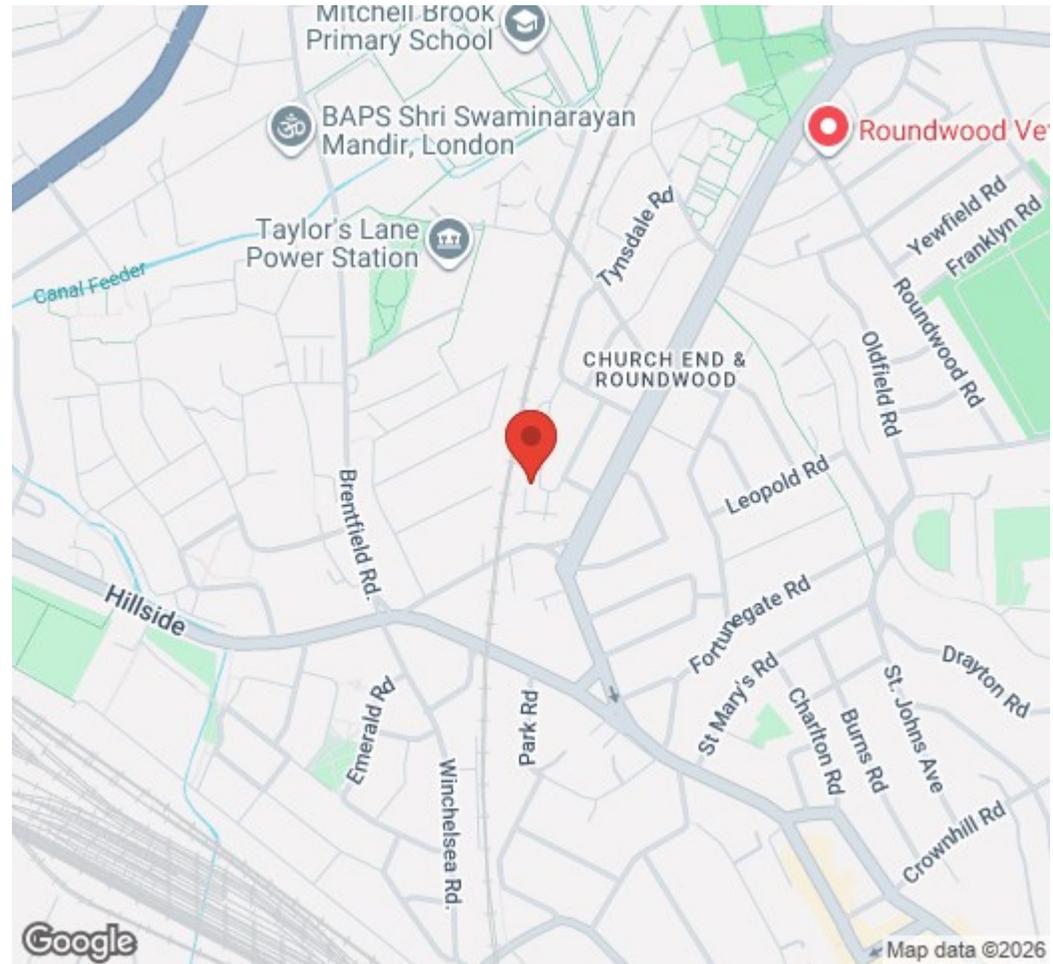






GROSS INTERNAL AREA (GIA) The footprint of the property 67.8 sq m / 730 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.2 sq m / 13 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 5.6 sq m / 60 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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	84	85

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		