



2 Bedroom  
Mount Road, NW4

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

£2,200 PCM



Portland are proud to present a TWO BEDROOM, ground floor GARDEN FLAT for rent. With generous room sizes, this flat will let fast so call us TODAY to reserve your viewing. Offered FURNISHED. The flat comprises TWO BEDROOMS, Beautiful reception room, separate kitchen, and a bathroom with tub and overhead shower. To the rear we find a LARGE and PRIVATE REAR GARDEN with plenty of space for children to play or outdoor entertaining on the PATIO. This is a fantastic opportunity to rent a beautiful garden flat within a short walk of the station at Hendon. The property has been tastefully decorated and is complemented by a superb, private rear garden with room for BBQ on the patio. Located on a wide, tree-line avenue, and just 0.3 miles from Hendon Statio (Thameslink Line). Available IMMEDIATELY.

- PRIVATE GARDEN
- Gorgeous Period Features
- Close to shops
- Very Close to Station
- EPC – C



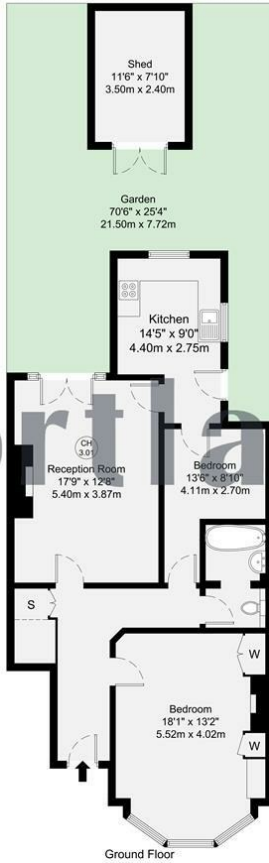




Portland

Mount Road, NW4

GROSS INTERNAL AREA  
79.2 sq m / 852 sq ft  
SHED  
8.4 sq m / 90 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
79.2 sq m / 852 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
3 sq m / 32 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
166 sq m / 1786 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
0.0 sq m / 0.0 sq ft

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.

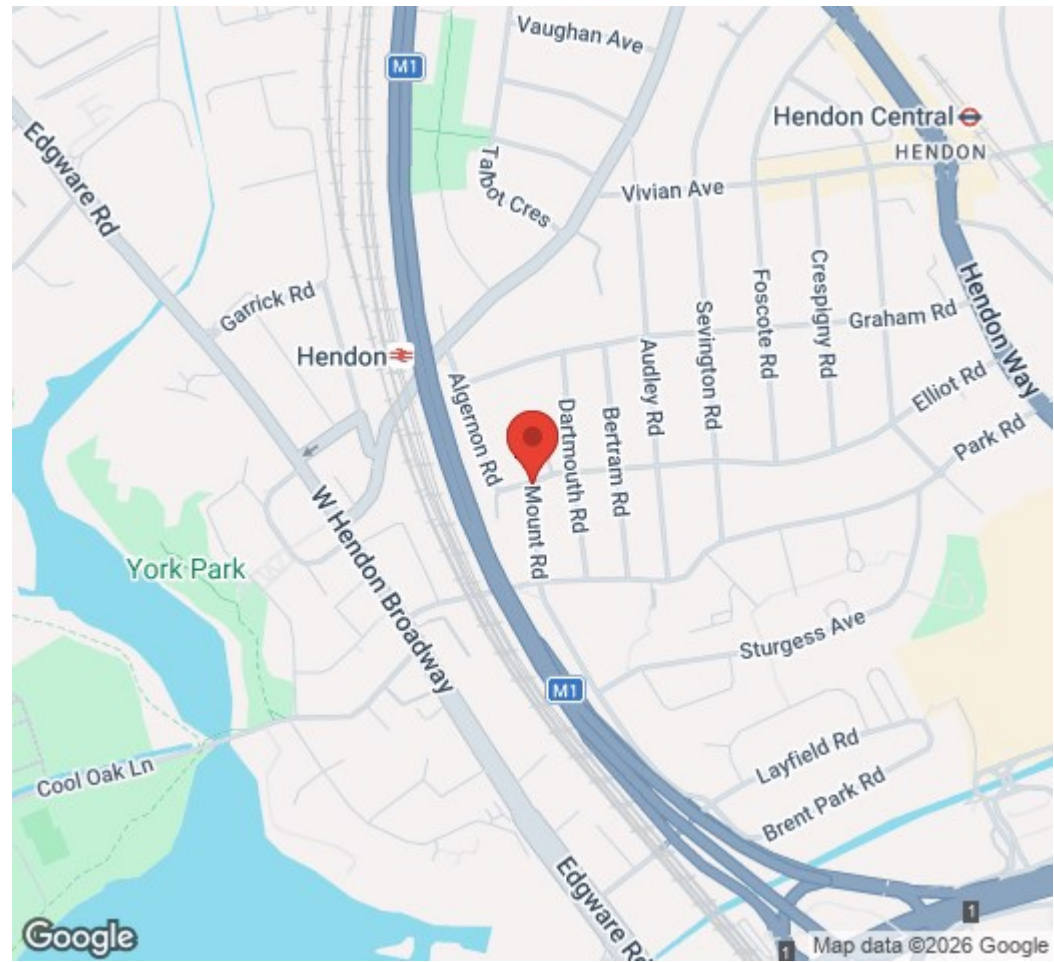


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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk



#### 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	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	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.