



2 Bedroom
Westbere Road, NW2

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

Offers In Excess Of £500,000
Leasehold – Share of Freehold

Spanning over 600sqft is a charming two bedroom, two bathroom apartment with a mature private garden.

Westbere Road is a wonderful tree-lined residential road with grand detached residences and excellent access to the amenities on Mill Lane or The Broadway. Some of these homes have been converted into flats, which like this one, offer brilliant proportions and wonderful gardens. Prospective purchasers will find two large double bedrooms, both serviced with en-suites, a kitchen-living room, perfect for entertaining, with patio doors onto a 34ft private garden.

This property is being sold chain free and with vacant possession. The neutral décor provides buyers with a blank canvas to add their own personality and flair.

Westbere Road is within excellent reach to the amenities on Mill Lane or The Broadway. The property is serviced by both Kilburn (Jubilee Line) and Cricklewood (Thameslink) being just a short walk away.

- Two bedroom apartment
- Two en suites
- 34ft private garden
- Share of freehold
- Over 600 square feet of accommodation
- Open plan living
- Perfect for first time buyers
- Short walk to either Kilburn or Cricklewood stations
- Vacant possession
- Popular residential road

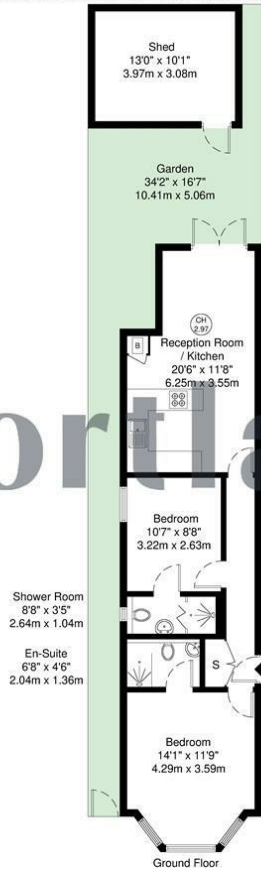




Portland

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GROSS INTERNAL AREA
56.5 sq m / 608 sq ft
SHED
12.2 sq m / 131 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
56.5 sq m / 608 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1 sq m / 10 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
52.6 sq m / 566 sq ft

RESTRICTED HEAD HEIGHT
Limited use area 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.

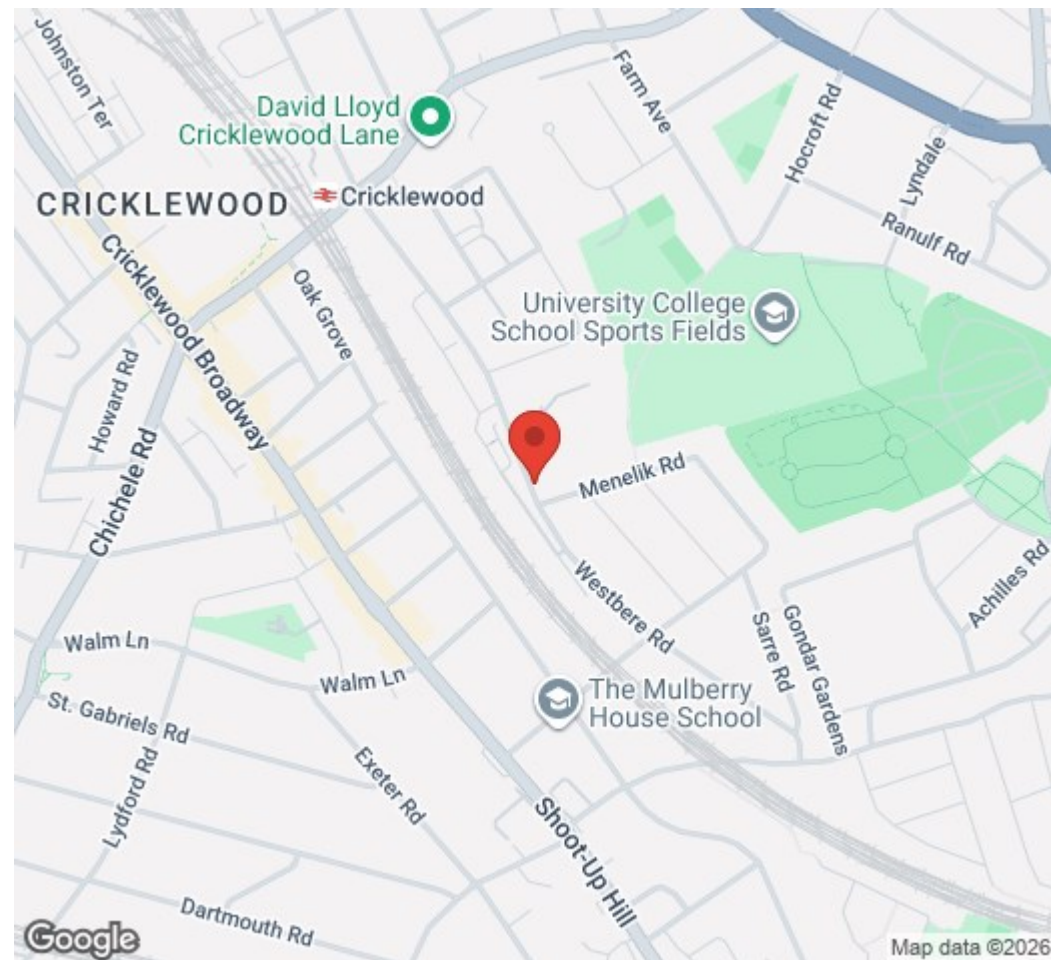


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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.