



2 Bedroom
164 Harlesden Road, NW10

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

Prices From £450,000
Leasehold

****NINE LUXURY NEW HOMES – 1, 2 & 3 BEDROOM APARTMENTS NOW AVAILABLE**** Created with modern lifestyles in mind, this selection of two-bedroom two-bathroom apartments at Vertic, NW London are ideal for professionals and new families looking for a home that blends style with practicality. Each apartment offers around 650 sq. ft. of thoughtfully planned living space, with bright and generous open-plan layouts and a private balcony or terrace to extend your living outdoors. Kitchens are sleek and modern with quartz worktops and integrated Bosch appliances, while wood flooring and spa-inspired bathrooms bring a refined finish throughout. The master bedroom benefits from an en-suite, with a second double bedroom providing flexibility for family, guests, or home working.

Quality of finish and attention to detail run throughout the whole development. Additional features include engineered wood flooring, ample built in storage and state-of-the-art, efficient heat recovery and boiler systems to all apartments

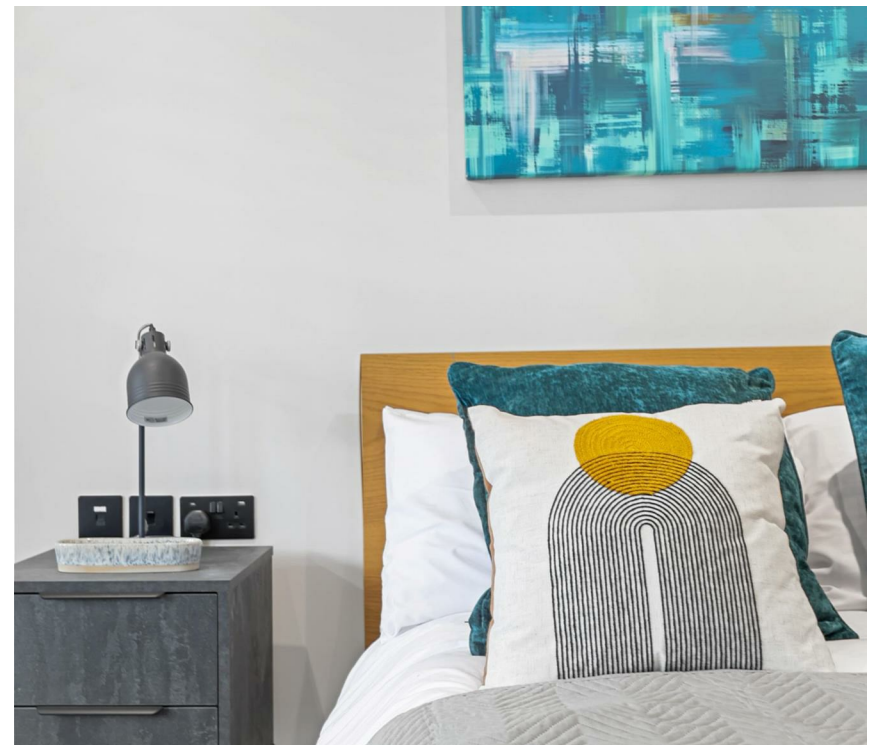
Life at Vertic means more than just a home. Residents enjoy landscaped communal gardens and lift access to all apartments, while secure private parking is available to purchase separately – limited to just seven spaces, ensuring exclusivity. Just moments away is the 26-acre Roundwood Park, the perfect retreat for a morning run, a picnic with the family, or a relaxed coffee at the café.

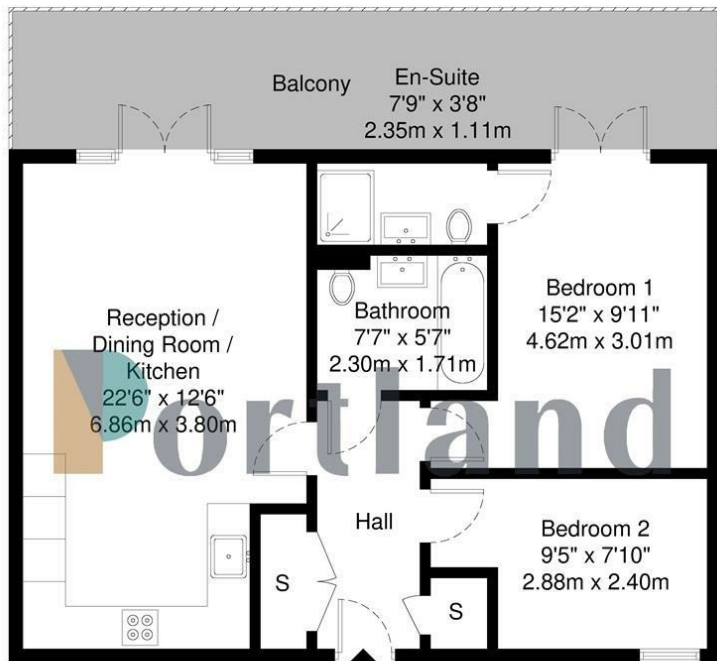
Located in the heart of vibrant NW London, the area is celebrated for its diverse culture, excellent dining, and welcoming community. Harlesden, Willesden Junction, and Kensal Rise stations provide fast connections to Central London via the Bakerloo Line, London Overground, and National Rail services – making it simple to balance work and family life.

With a 999-year lease, 10-year new home warranty, and completion due December 2025, Vertic delivers not just a stylish home, but a secure investment in your future. A beautifully finished show home is now open to view.

- Selection of 2 bedroom 2 bathroom luxury apartments
- Private balcony or terrace with every apartment
- Stylish kitchen with Bosch integrated appliances
- Bespoke luxury designed bathrooms with contemporary finishes
- Lift access to all apartments
- Landscaped communal gardens for residents
- Secure parking available (limited to 7 spaces, £15,000)
- Excellent transport links via Harlesden, Kensal Rise & Willesden Junction
- Moments from Roundwood Park
- 999-year lease and 10-year new home warranty







First Floor

GROSS INTERNAL AREA
61 sq m / 657 sq ft

EXTERNAL AREA
16 sq m / 172 sq ft

GROSS INTERNAL AREA (GIA)
The footprint of the property
61 sq m / 657 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
16 sq m / 172 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		
(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	