



2 Bedroom
Esmond Road, NW6

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

£3,150 PCM

A VERY RARE AND SPECIAL two bedroom, two bathroom garden flat presented in immaculate condition, with no expense spared on this well designed renovation.

With an exceptional wrap around extension, this incredible 766 square foot apartment has an exceptional open plan kitchen with pocket sliding doors onto the private garden. There are stunning two tone kitchen units and exposed industrial beams creating a stylish area perfect for entertaining. There are two double bedrooms one serviced by en suite, and a separate family bathroom.

Esmond Road is a quiet treelined street. A residential pocket just moments to the increasingly popular Lonsdale Road. The local amenities of Salusbury Road include a vast selection of eateries, boutique shops, gyms. The ever popular Queens Park is only a short stroll away along with brilliant access to both the Bakerloo and Overground Lines.

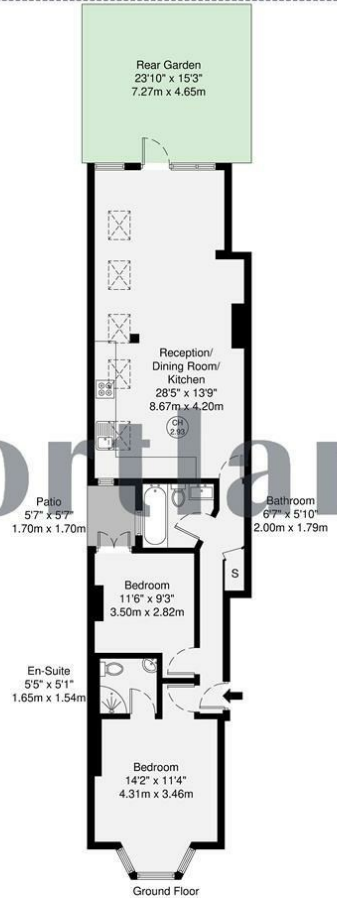
Situated just 0.4 miles from QUEENS PARK TUBE Station (BAKER LOO AND OVERGROUND LINE ZONE 2).

- Recently renovated two bedroom two bathroom garden flat
- Exposed industrial beams and stylish living area
- TWO BATHROOMS
- Full wrap around extension
- FURNISHED
- BIFOLD DOORS ONTO PRIVATE GARDEN
- Just moments from the ever popular Lonsdale Road
- Queens Park just a short stroll away
- High specification throughout





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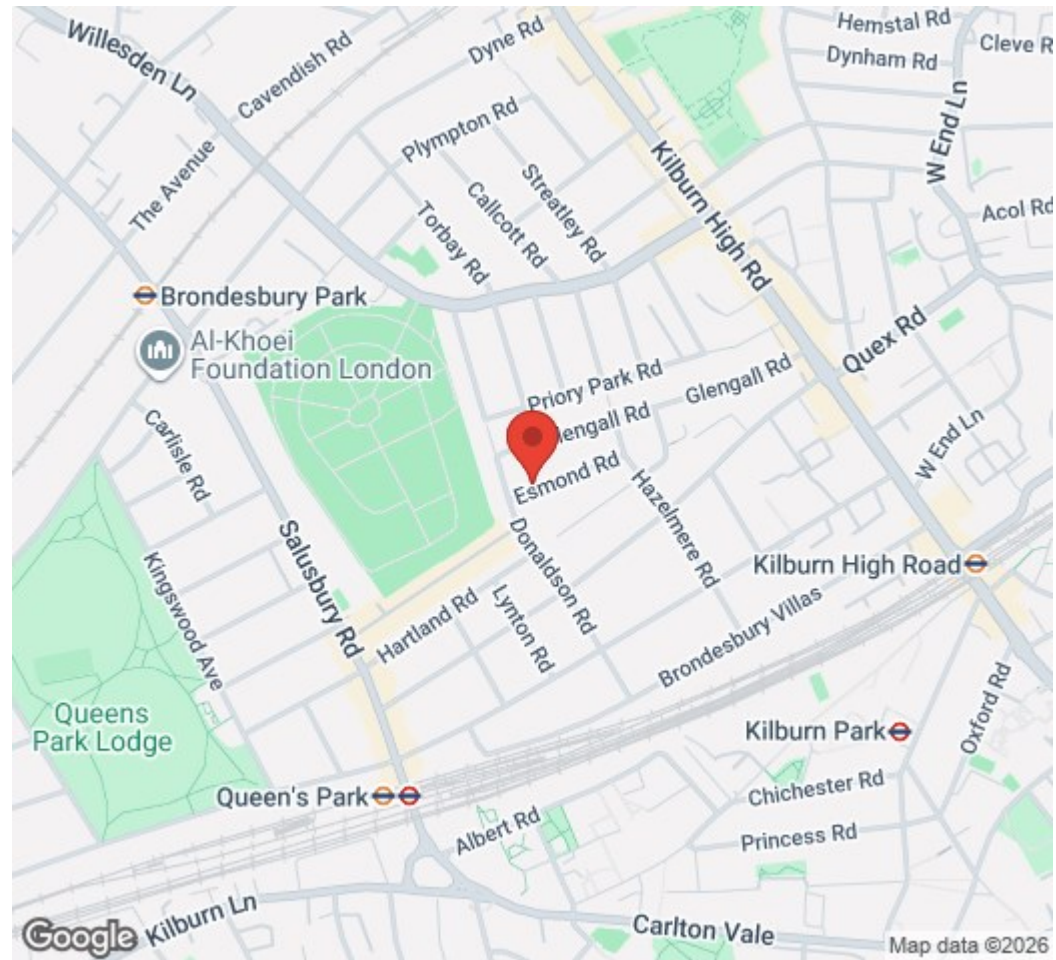
GROSS INTERNAL AREA (GIA)
The footprint of the property
71.2 sq m / 766 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.5 sq m / 5 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
36.7 sq m / 395 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		66	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 (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		