



1 Bedroom
St. Gabriels Road, NW2

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

£1,800 PCM

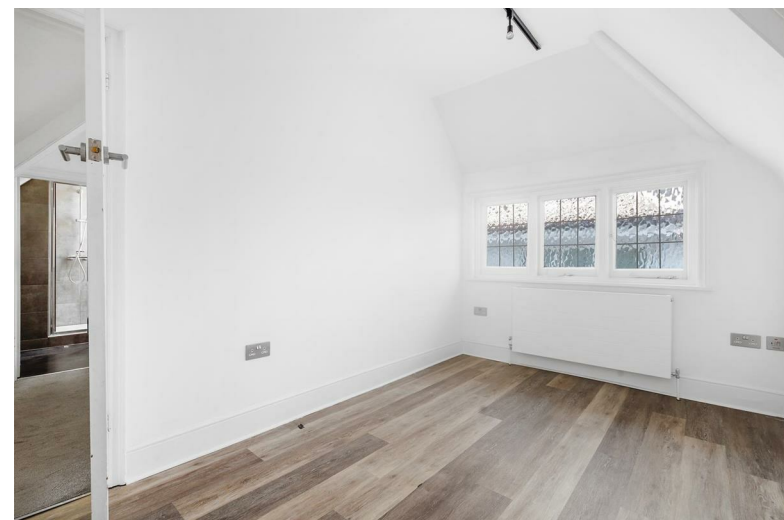
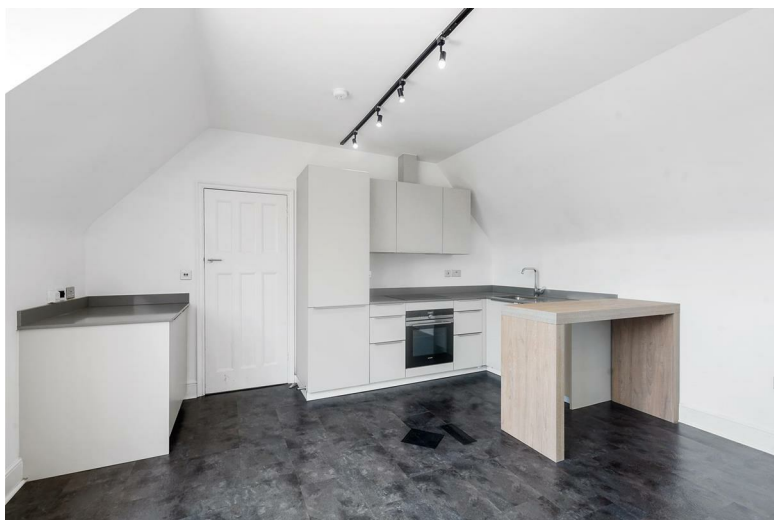
Introducing this delightful one-bedroom top floor flat situated on St. Gabriel's Road, NW2. Located within the highly sought-after Mapesbury Conservation Area, this property offers a wonderful blend of character, charm, and modern comfort.

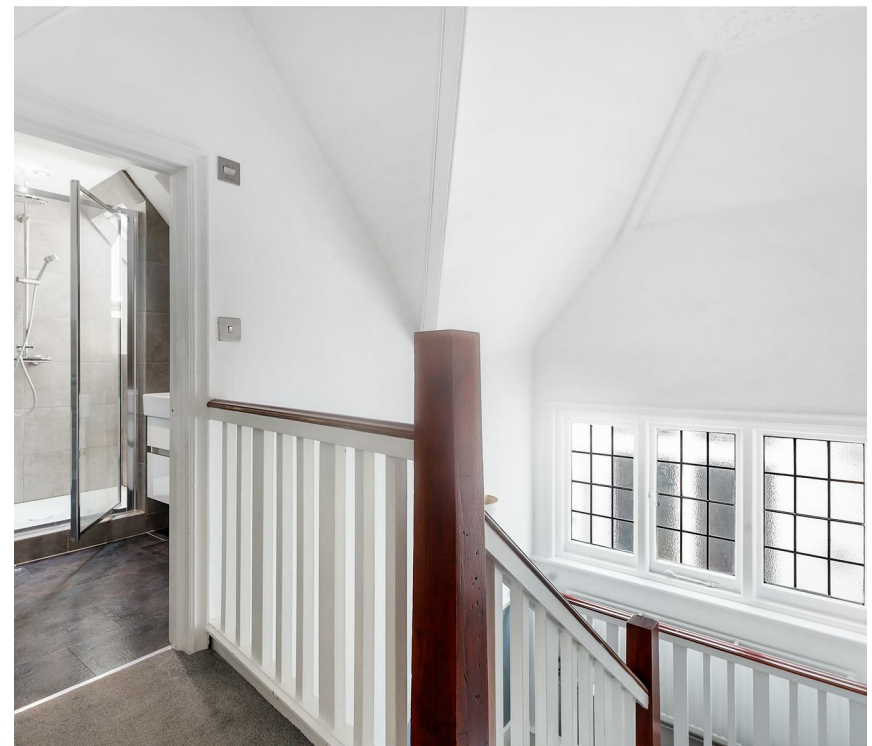
As you step inside, you'll be greeted by a spacious and inviting kitchen/living space, flooded with natural light, thanks to its top-floor positioning. The open plan layout of the living area seamlessly integrates the lounge, dining space, and kitchen, creating a modern and inviting atmosphere.

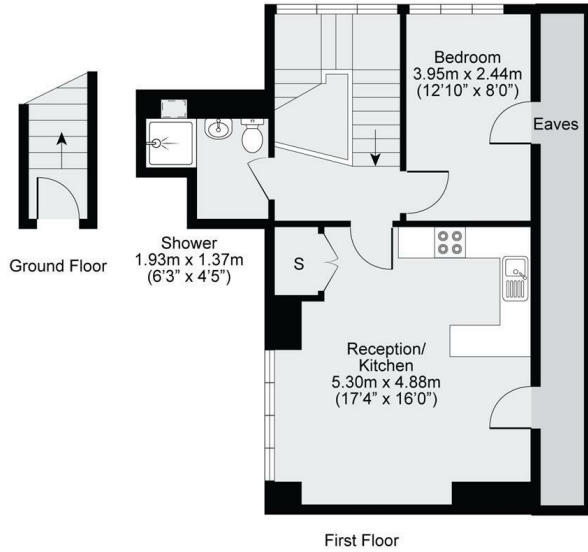
Located in close proximity to the serene Mapesbury Dell, you'll have easy access to a picturesque green space, ideal for picnics and outdoor activities. With the added benefit of being chain-free, purchasing this property ensures a streamlined and hassle-free transaction, allowing you to move in or invest without delays or complications.

St. Gabriel's Road enjoys excellent transport links, with both Kilburn and Willesden Green tube stations in close proximity. This grants you convenient access to the wider city, making commuting and exploring London a breeze.

- Stunning Top Floor Flat
- Located in the Mapesbury Conservation Area
- 10 Minutes Walk to Willesden Green or Kilburn Station
- Close to shops
- Recently Renovated
- Designer Kitchen & Bathroom
- Close To Mapesbury Dell
- EPC Band E







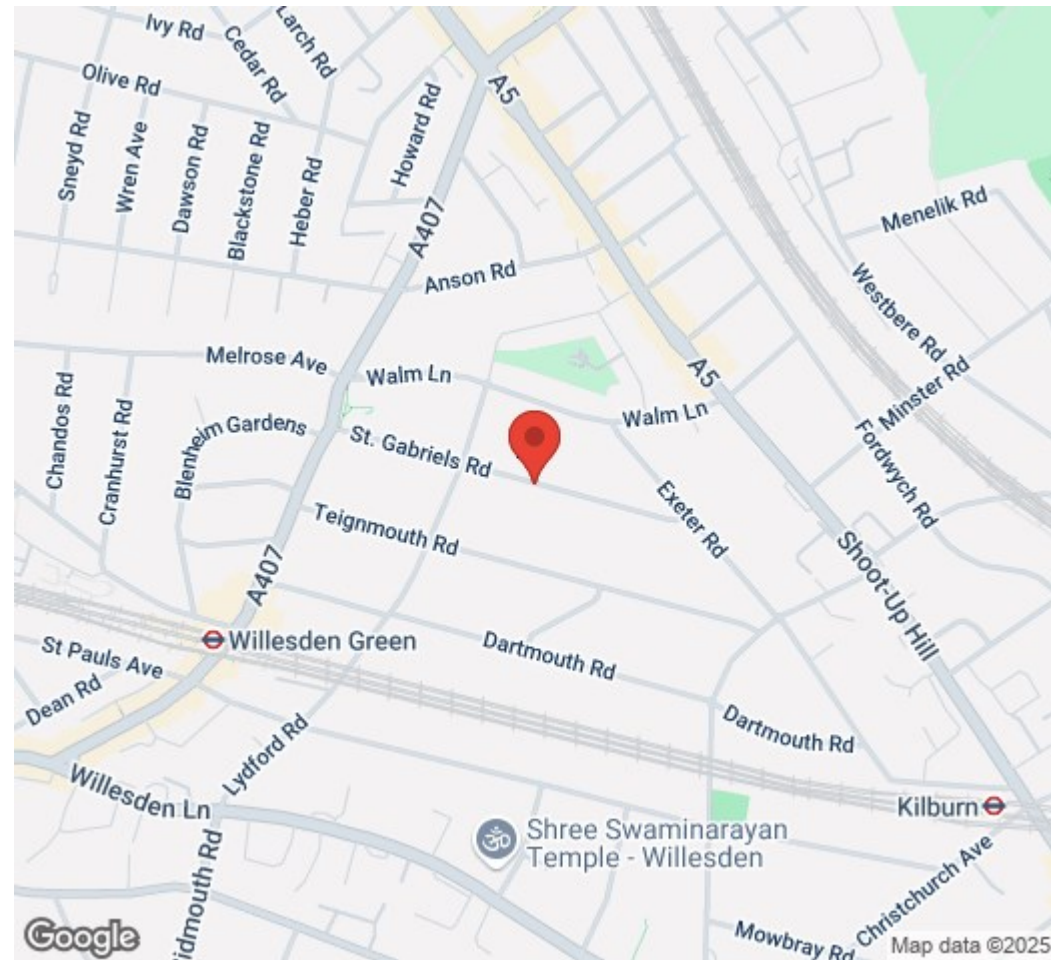
GROSS INTERNAL AREA(A)
The footprint of the property
50.0sqm / 538.2sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.1sqm / 11.8sqft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
9.0sqm / 96.9sqft

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.

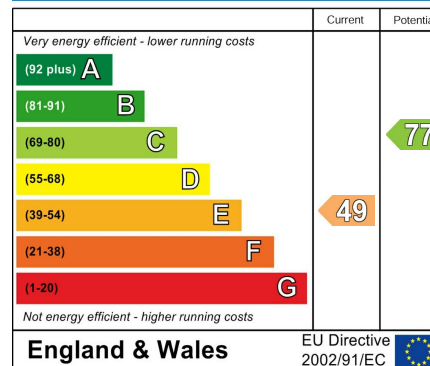


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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

