



 **Portland**
ESTATE AGENTS

Greenhill Park, NW10

£200,000 Leasehold
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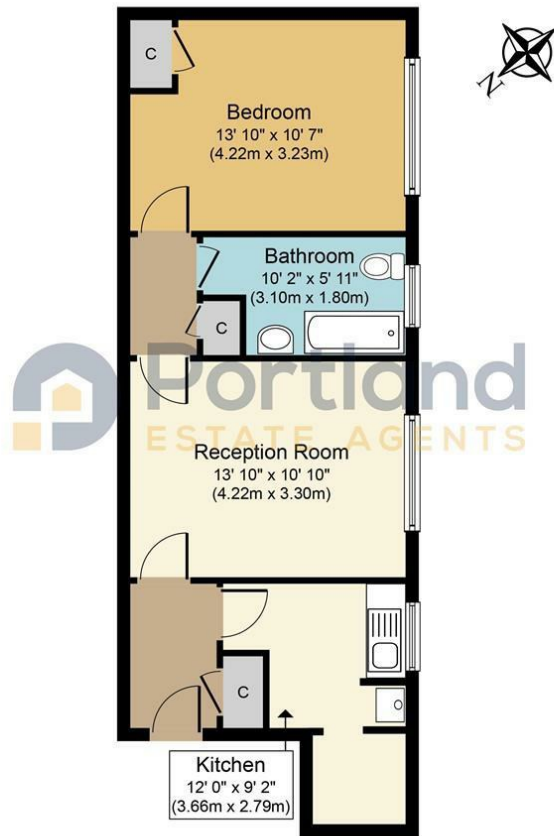
****Refurbishment Opportunity**** A good size one bedroom flat located on the second floor of this purpose built block located within close proximity to Harlesden Station. Internally the property benefits from a separate kitchen, reception room, bedroom and bathroom WC. The property requires updating and would suit those looking to invest in the area or looking for an affordable home where value can be added.

Important Information: 66 Years Remaining on the Lease.

- Refurbishment Opportunity
- 67 Years Lease Remaining
- Second Floor
- Good Size
- Chain Free
- Close to Harlesden Station







Approximate Floor Area
515 sq. ft.
(47.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Portland Estate Agents

1 High Road, Willesden Green, London, NW10 2TE

0208 451 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	

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.