



1 Bedroom  
Gifford Road, NW10

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

Asking Price £280,000  
Leasehold

Spanning an impressive 486 square feet is a bright one bedroom apartment with private balcony.

Gifford Road is a popular residential modern block with Gated parking and secure fob access. The apartment comes with bright views over NW10, a large open plan kitchen, fully fitted family bathroom, utility room and good size double bedroom.

This home is presented in wonderful condition and perfect for a first time buyer looking for a low maintenance flat in North West London.

This property is a 12min walk to Harlesden Station (Bakerloo, Underground) as well as having the bustling High Street and rolling greenery of Roundwood Park a short stroll away.

- Bright one bedroom apartment
- Secure development
- Open plan kitchen
- Excellent storage
- Private balcony
- Lift access
- Long lease
- Close to Roundwood Park
- Off street parking
- Perfect for first time buyers







<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 45.2 sq m / 486 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and available total area 2.3 sq m / 24 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 5 sq m / 53 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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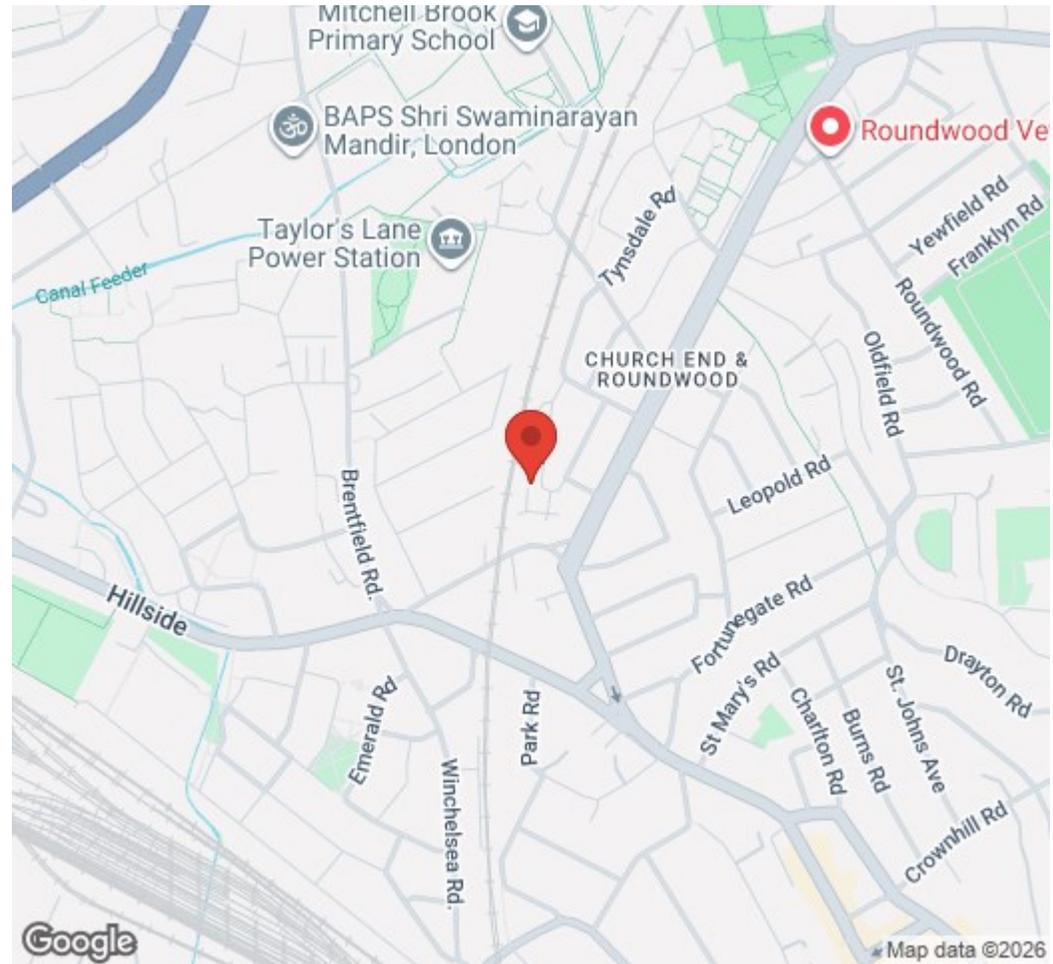
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>88</b>	<b>88</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		