



1 Bedroom  
Pound Lane, NW10

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

£375,000  
Leasehold



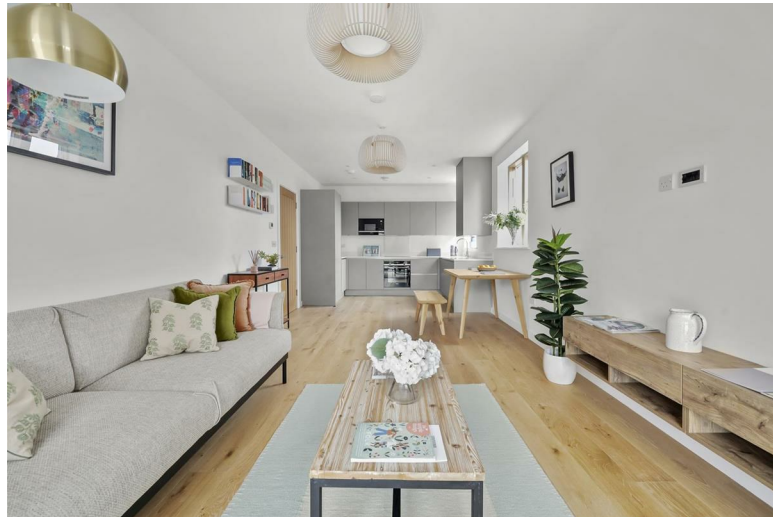
An immaculately designed and exceptional one bedroom apartment in a new build development with a rarely available private balcony.

Mosaic Apartments is a stunning small development of 9 apartments ranging from £375,000 to £700,000. This property is positioned on the second floor and boasts a 26ft long kitchen dining room with doors onto a private balcony – perfect for entertaining on summer evenings. There is a gorgeous family bathroom with striking tiles and storage, along with a large double bedroom which provides enough space for built in storage should prospective buyers wish. There is a large built in cloakroom upon entry which also conceals the boiler.

This property is fully available and the development is complete. This is offered chain free and there are incentives available to purchasers – please call our agents for more information. There is a 10 year building warranty in place.

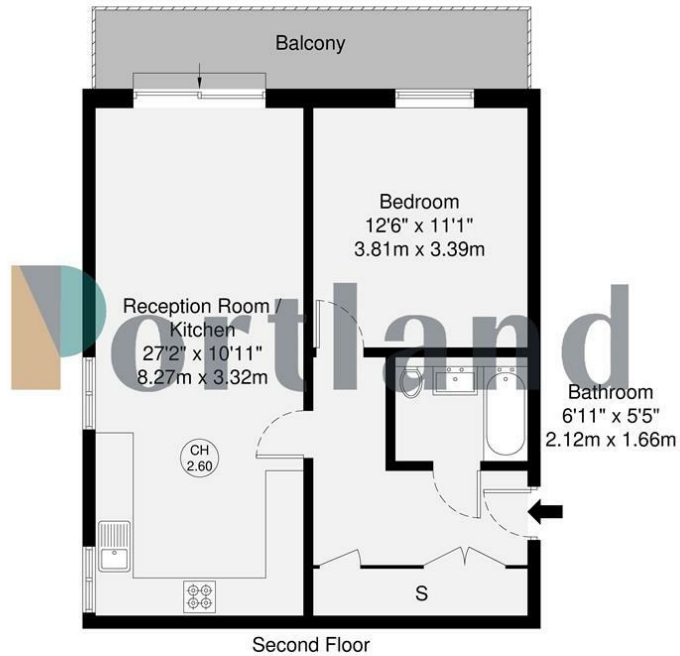
Mosaic Apartments is a low build block with secure entry and stunning communal areas. It is tucked away quietly off of Pound Lane and offers excellent access to Dollis Hill Station (Jubilee) along with the ever popular Roundwood Park being a short stroll away.

- Exceptional one bedroom new build top floor apartment
- Large private balcony
- Vacant possession – perfect for first time buyers
- Open plan kitchen living & dining area with Siemens appliances
- A short stroll to the award winning Roundwood Park
- Secure development with video entry & bike storage
- Range of flats available starting from £390,000
- Underfloor heating throughout
- 10 Year building warranty & over 145 years unexpired on the lease
- Buyers should note these photos are of the show flat









GROSS INTERNAL AREA (GIA) The footprint of the property 55.1 sq m / 593 sq ft	TOTAL STORAGE SPACE Storage and available total area 2.5 sq m / 26 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 8.5 sq m / 91 sq ft	RESTRICTED HEAD HEIGHT 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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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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	

#### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	