



1 Bedroom
Harlesden Road, NW10

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

£475,000
Leasehold

STAMP DUTY PAID (subject to conditions) **NINE LUXURY NEW HOMES – 1, 2 & 3 BEDROOM APARTMENTS NOW AVAILABLE** Perfectly designed for professionals and first time buyers, this selection of one-bedroom apartments at Vertic, in NW London combine stylish interiors with a lifestyle to match. Each home offers around 550 sq. ft. of thoughtfully planned space, with bright and spacious open-plan living, and a private balcony or terrace that brings the outside in. Kitchens are sleek and modern with quartz worktops and integrated Bosch appliances, while wood flooring and luxury bathrooms create a refined finish throughout.

Quality of finish and attention to detail run throughout the whole development. Additional features include engineered wood flooring, ample built in storage and state-of-the-art efficient heat recovery and boiler systems to all apartments

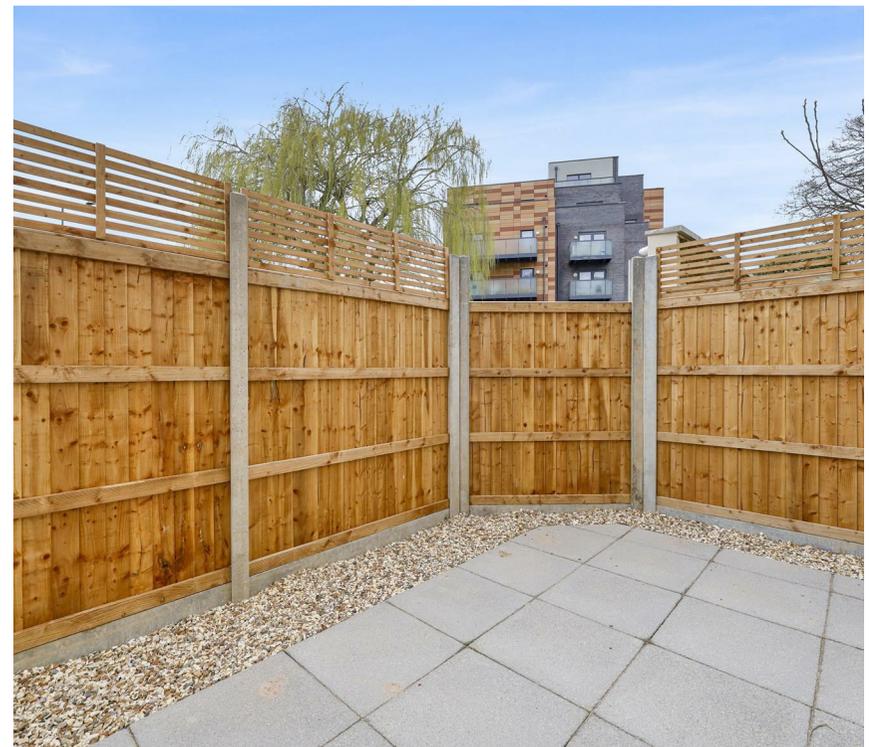
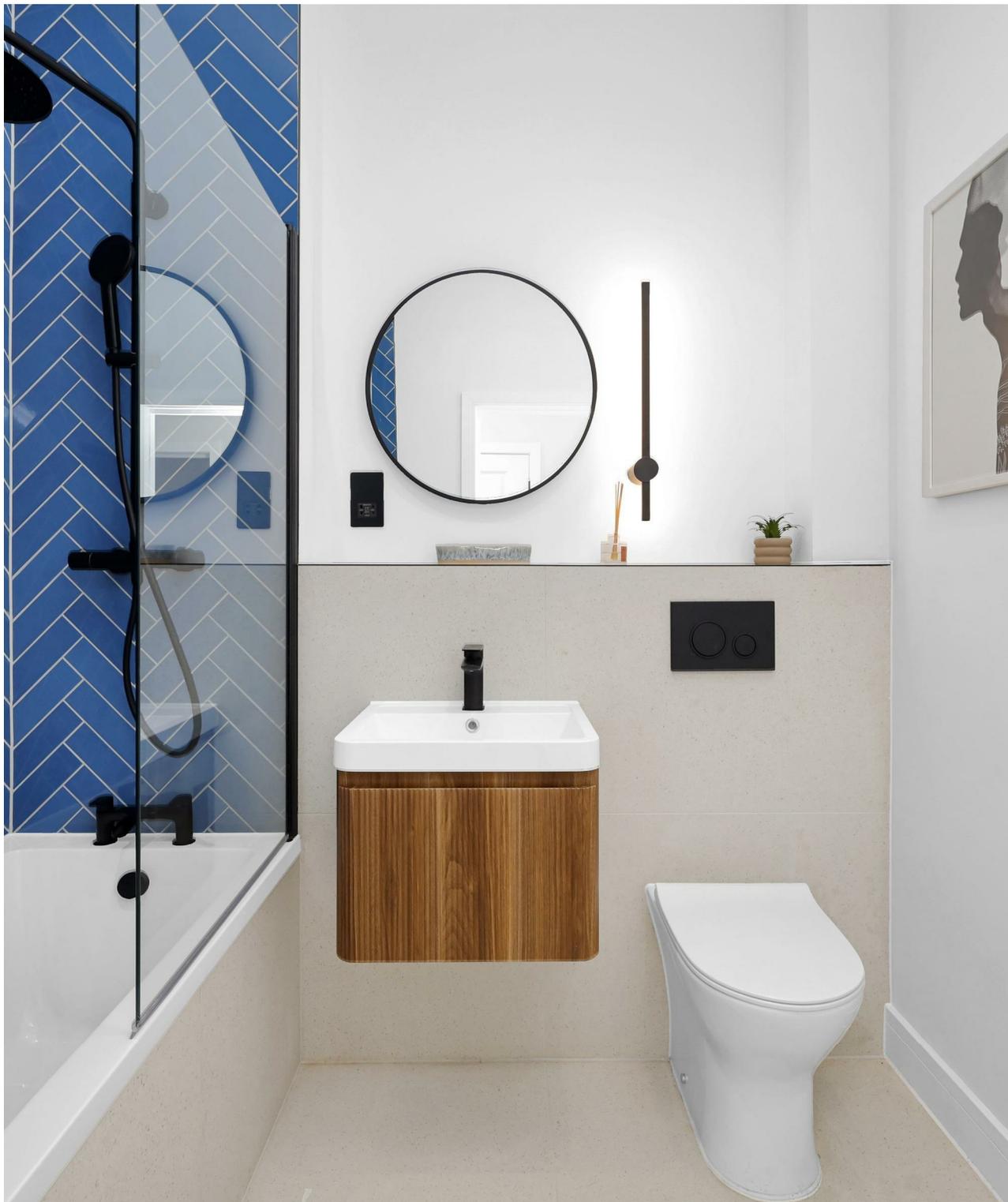
Life at Vertic means more than just a home. The development enjoys landscaped communal gardens and lift access to all apartments, while secure private parking is available to purchase separately, though limited to just seven spaces, making it an exclusive option. Outside, you're moments from the 26-acre Roundwood Park, where you can relax in the café, enjoy a picnic, or simply take in the green open space.

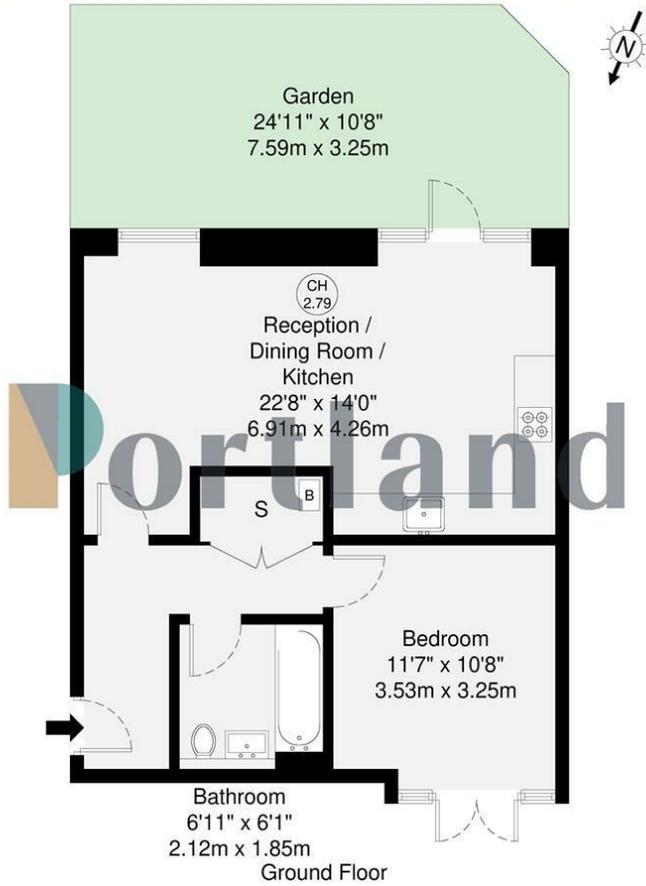
Situated in vibrant NW London, the neighbourhood is celebrated for its diverse culture, excellent dining, and strong sense of community. Harlesden, Willesden Junction, and Kensal Rise stations all offer fast connections into Central London via the Bakerloo Line, London Underground, and National Rail services – making your commute effortless.

With a 999-year lease, 10-year new home warranty, and completion due December 2025, Vertic offers the peace of mind and security every first home deserves. A stylish show home is now available to view.

- Selection of one-bedroom luxury apartments
- Private balcony or terrace with every apartment
- Stylish kitchen with Bosch / Samsung integrated appliances
- Luxury bathroom with contemporary finishes
- Lift access Lift access to all apartments to all apartments
- Landscaped communal gardens for residents
- Secure parking available (limited to 7 spaces, £15,000)
- Excellent transport links via Harlesden, Kensal Rise & Willesden Junction
- Moments from Roundwood Park
- 999-year lease and 10-year new home warranty

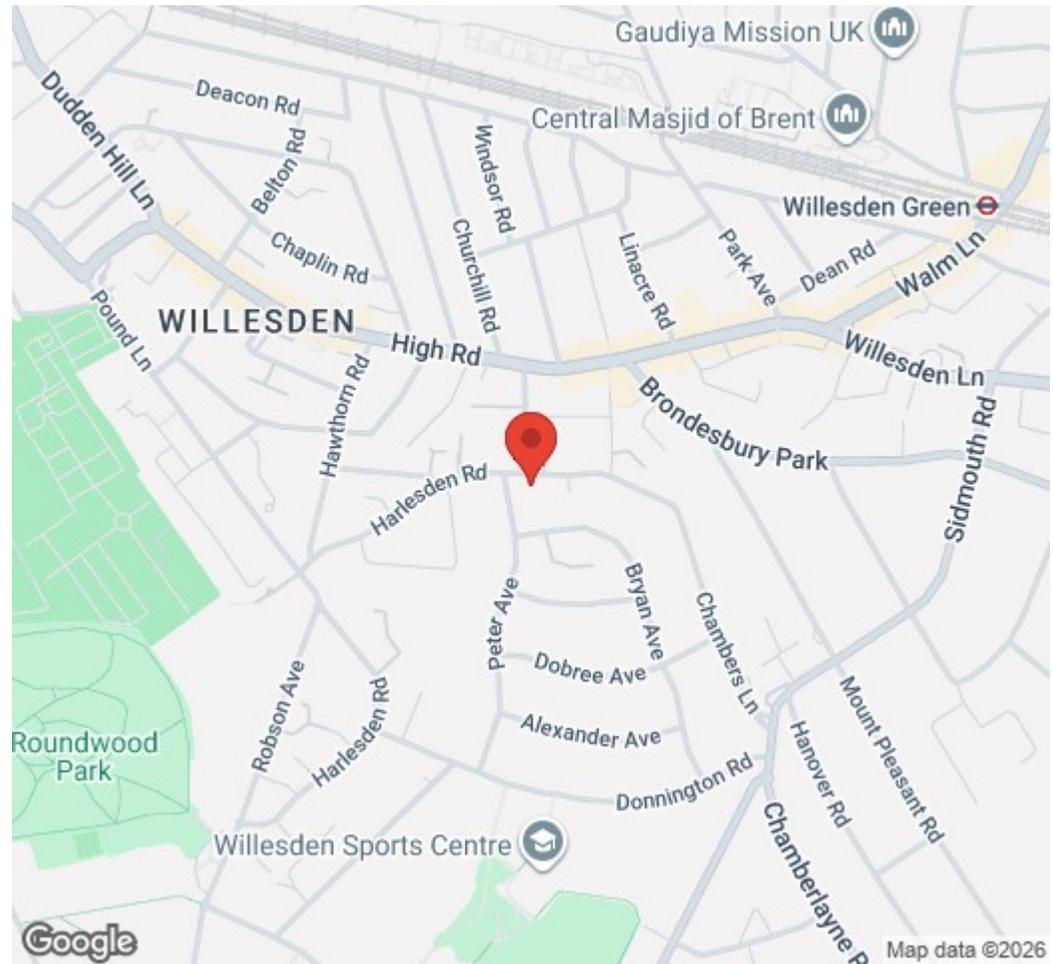






GROSS INTERNAL AREA (GIA) The footprint of the property 53.4 sq m / 574 sq ft	TOTAL STORAGE SPACE Storage and washable total area 1.7 sq m / 18 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 24.6 sq m / 264 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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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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 (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		