



1 Bedroom
Pound Lane, NW10

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

£445,000
Leasehold

Spanning an impressive 579sqft is an incredible one-bedroom apartment with a wrap around balcony in NW10.

Mosaic Apartments is a stunning small development of 9 apartments ranging from £375,000 to £700,000. This dual-aspect, top floor property is positioned on the second floor and boasts a 22ft long kitchen dining room with access onto a private wrap around balcony – something rarely found in this pocket of Northwest London and perfect for entertaining.

The large bathroom has striking tiles, with a built-in, under-lit, mirrored vanity unit and the hallway has two cupboards, providing ample storage space.

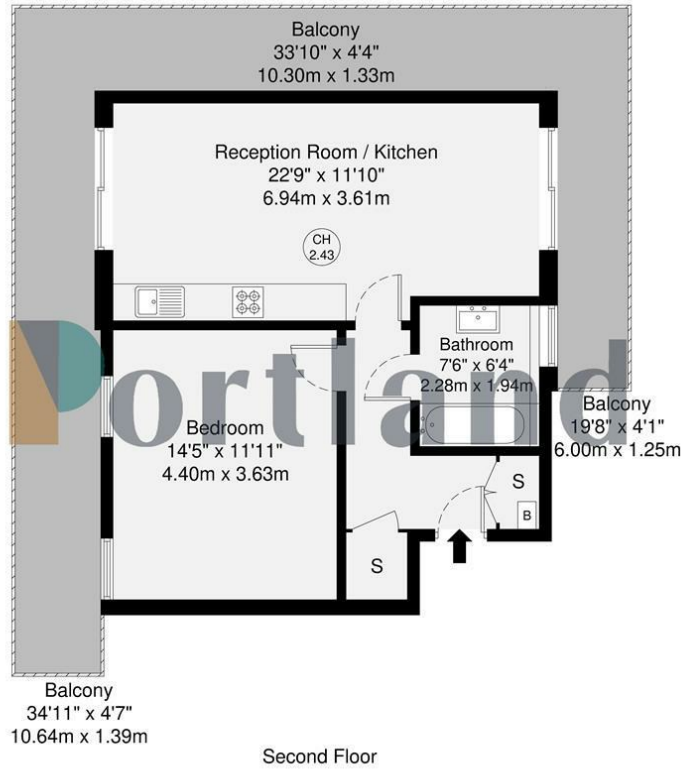
The development is complete, and the property is offered chain-free, with a 10-year building warranty and incentives available to purchasers – please call our agents for more information.

Mosaic Apartments is a low-rise block with secure video entry system and stunning communal areas. It is quietly, tucked away off Pound Lane on a private road and offers excellent access to Dollis Hill tube station (Jubilee) with the ever-popular Roundwood Park being a short stroll away.

- Top floor apartment spanning 579sqft of accommodation
- Open-plan Living, Kitchen, & Dining area with integrated Siemens appliances
- Underfloor heating throughout
- 388sqft Wrap around private balcony
- Video entryphone
- Secure bike storage
- 150-year Lease
- 10 Year Building Warranty
- Cash incentives available for buyers – please call the agents for more information
- A short stroll to the award-winning Roundwood Park







GROSS INTERNAL AREA (GIA)
The footprint of the property
53.8 sq m / 579 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
36.1 sq m / 388 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

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) A		
(81-91) B	82	82
(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	