



1 Bedroom
Donnington Road, NW10

 **Portland**
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Asking Price £275,000
Leasehold

A rarely available, purpose-built one bedroom apartment enjoying far-reaching views, superbly positioned on the edge of the ever-popular Dobree Estate.

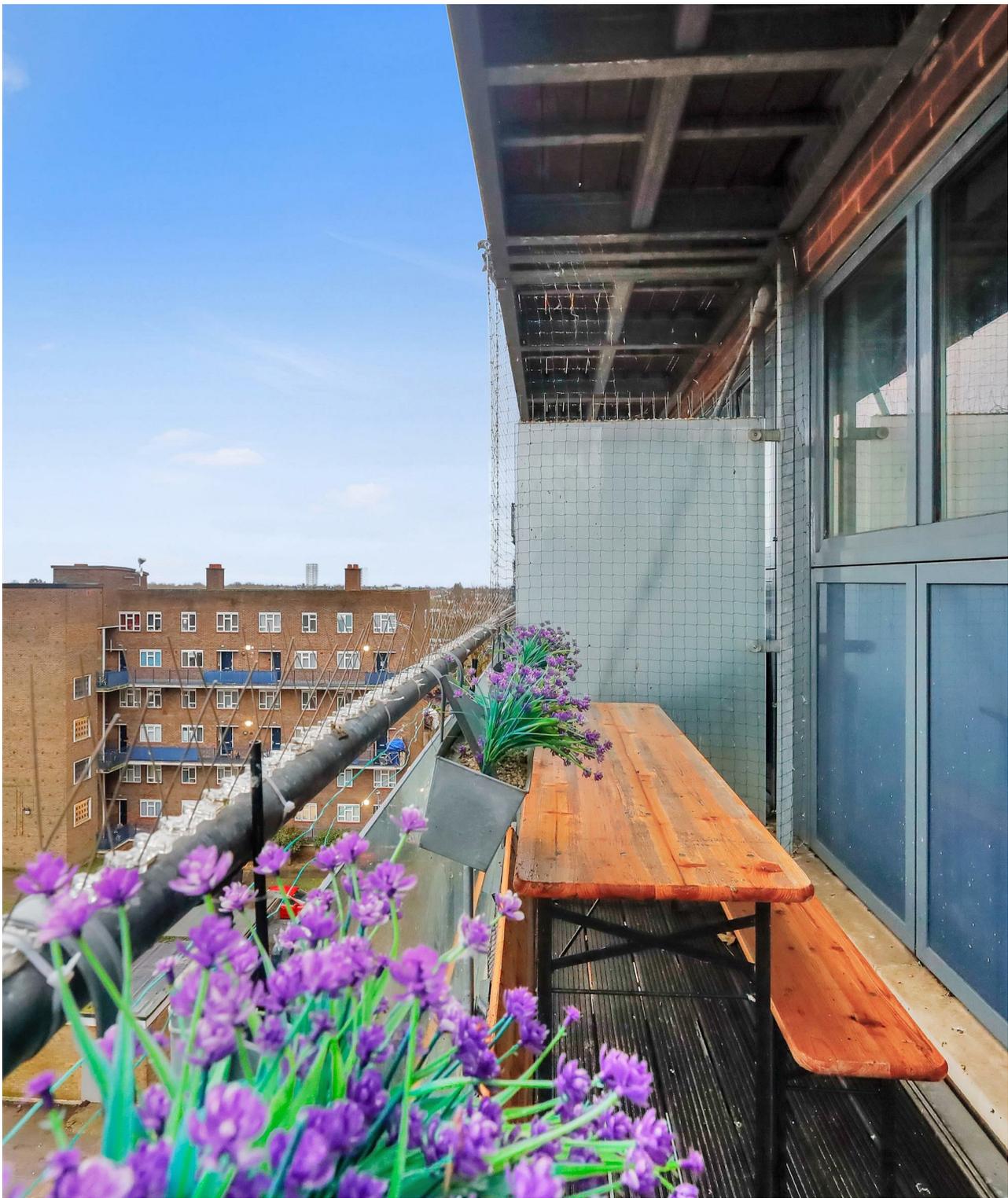
Situated within Donnington Court, this bright and well-proportioned apartment features a spacious open-plan kitchen and living area with direct access to a private balcony, ideal for relaxing or entertaining while taking in the outlook. Further accommodation includes a generous double bedroom and a modern family bathroom.

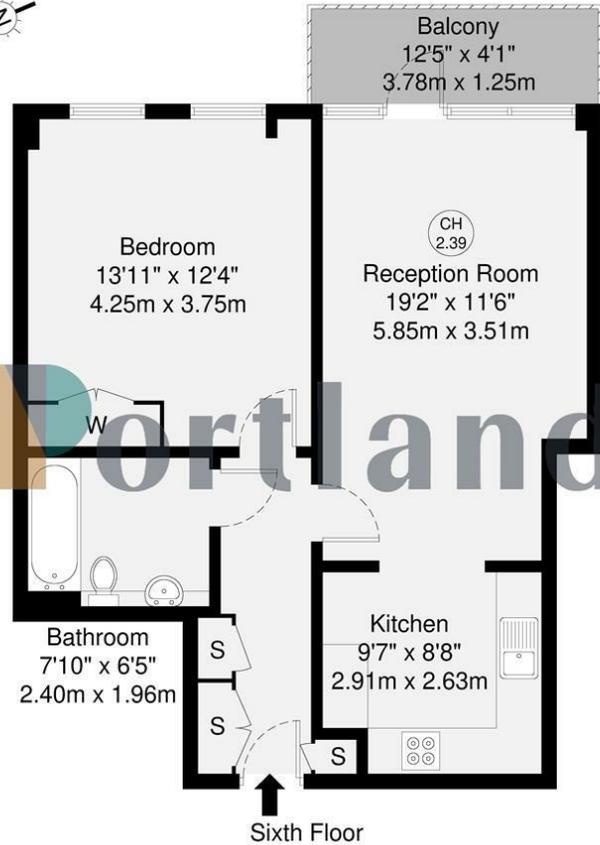
The property benefits from a range of sought-after amenities including attractive communal areas, concierge service, lift access to all floors, and secure gated parking, making it an excellent choice for both owner-occupiers and investors alike.

Donnington Road is a popular residential location, perfectly placed for local amenities, including Willesden Sports Centre, and transport links. Kensal Rise station (Mildmay Line), Willesden Green and Dollis Hill Underground stations (Jubilee Line) are both within easy walking distance, while the award-winning Roundwood Park is just moments away, offering green open space and leisure facilities.

- Rarely Available Purpose-Built One Bedroom Apartment
- Bright and Spacious Open-Plan Kitchen/Living Area
- Private Balcony With Far-Reaching Views Across Central London
- Large Double Bedroom
- Modern family bathroom
- Concierge Service
- Lift Access To All Floors
- Secure Gated Parking Available Via Permit
- Walking distance to Kensal Rise Station (Mildmay Line) Willesden Green & Dollis Hill (Jubilee Line)
- Moments from Roundwood Park & Willesden Sports Centre

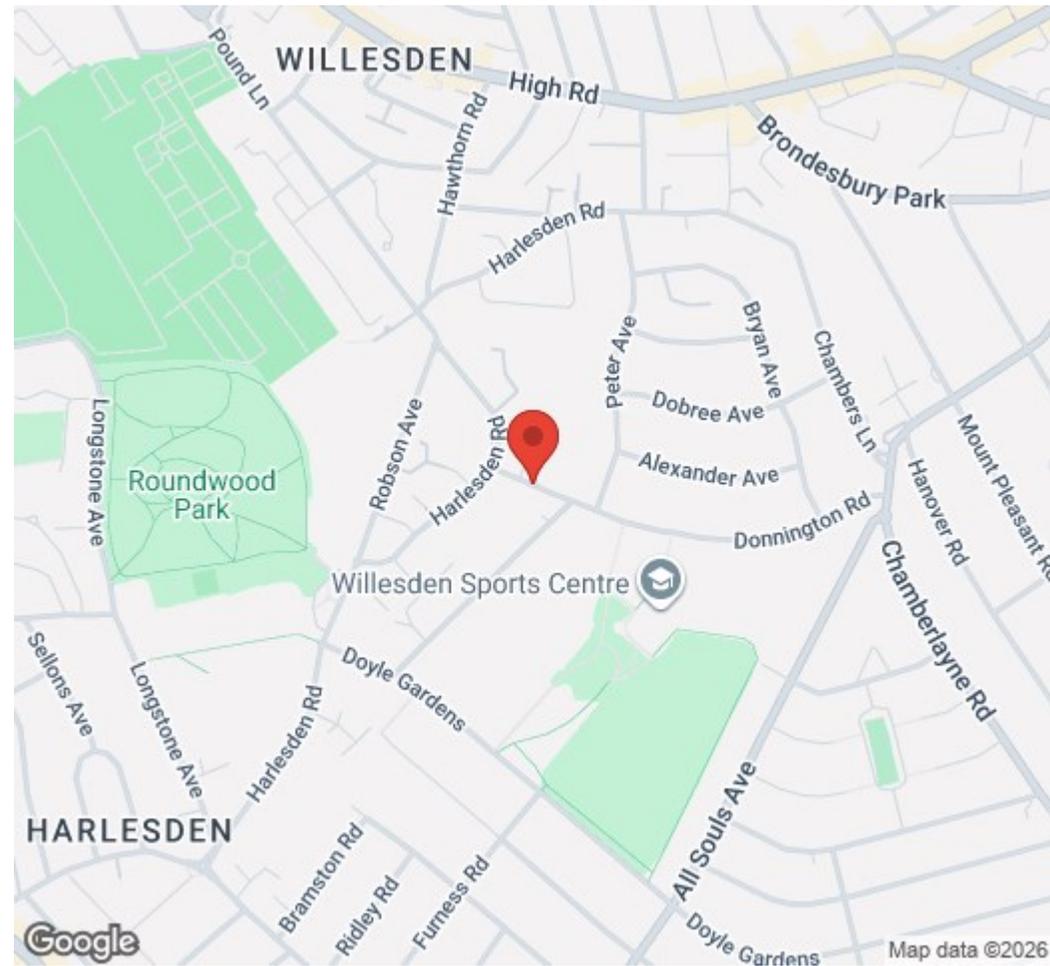






GROSS INTERNAL AREA (GIA) The footprint of the property 56.1 sq m / 603 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.2 sq m / 12 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 4.7 sq m / 50 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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	72	81

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		