



4 Bedroom
Great North Way, NW4

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

£2,500 PCM

We present a large 3/4 bedroom house to the rental market.

This super house offers comfortable accommodation to both families and sharers alike, and is available immediately.

The house is based over two floors with the ground floor comprising a bright reception room with doors to the PRIVATE REAR GARDEN, SEPARATE fitted Kitchen and a further Bay-Fronted Reception that could be used as a fourth bedroom. Upstairs we find TWO DOUBLE BEDROOMS, one SINGLE BEDROOM, a modern BATHROOM and separate WC.

With gardens to the front & rear this house presents superbly and would make a comfortable and stable family home.

Situated on the Great North Way, the house enjoys excellent transport links by car, with easy access to the M1, A1(M) and A406 North Circular.

A variety of local bus routes run close by and offer easy access to a diverse array of shops, supermarkets and eateries.

The nearest station is Finchley Central (Northern Line Zone 4) being just 1.2 miles away and easily accessed by a selection of direct bus routes from immediately outside and taking an estimated 14 minutes.

Sunny Hill Park and the Windsor Open Space provide further local outside space, with lovely walks along the Dollis Valley Greenwalk commencing from directly opposite.

Viewings are strictly by prior appointment so please call today to reserve your opportunity.

** Please note that the outbuilding has now been sectioned off and is not included as part of the tenancy **

- LARGE ROOM SIZES
- PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- Excellent Transport Links
- SEPARATE Kitchen
- Wooden Flooring
- 3 Bedroom, 2 Reception or 4 Bedrooms
- EPC Band D

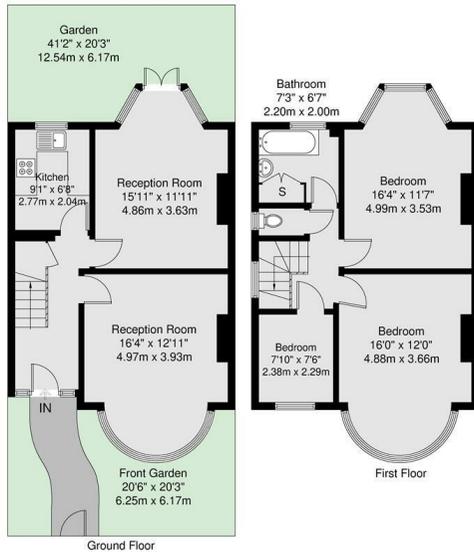




Portland

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GROSS INTERNAL AREA
96.7 sq m / 1041 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
96.7 sq m / 1041 sq ft

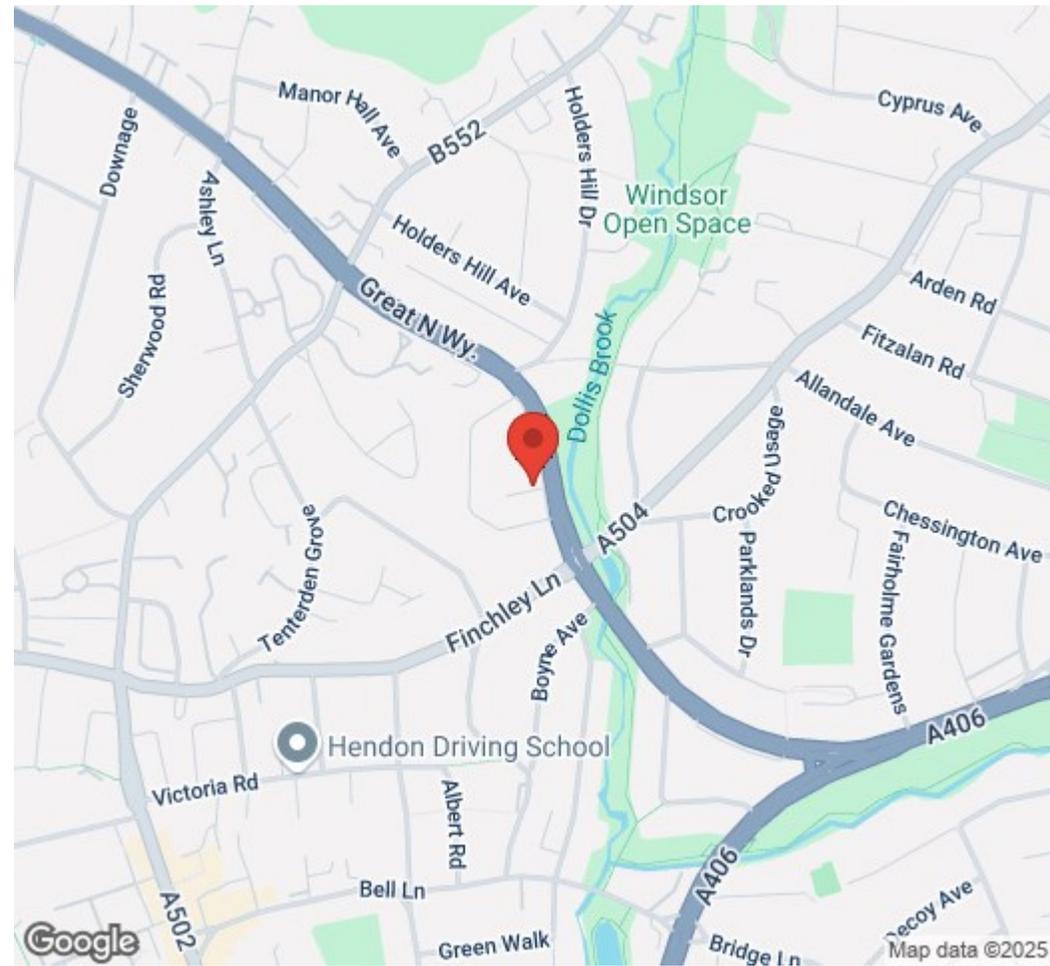
TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft

EXTERNAL STRUCTURAL FEATURES
Gardens, Balcony, Terraces, Verandahs etc.
109.5 sq m / 1178 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq 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.

Maison
VUE



Portland

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.