



2 Bedroom  
Riffel Road, NW2

 **Portland**  
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£2,350 PCM

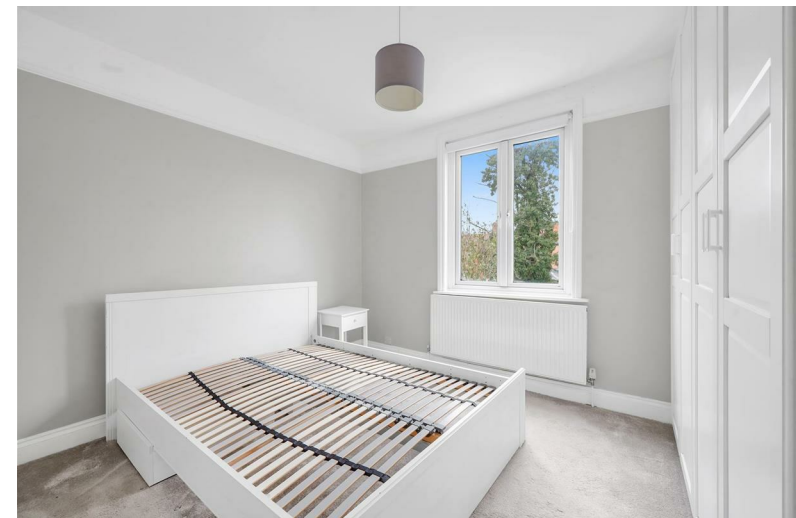
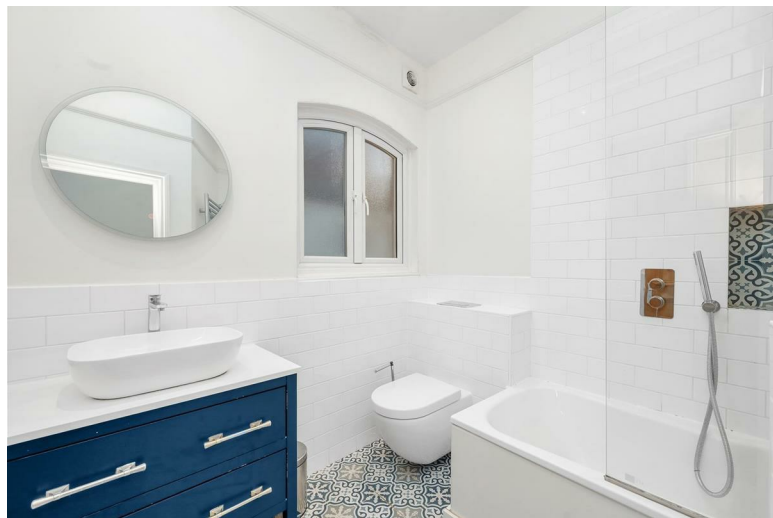
Spanning over 750 sq ft and set on one of Willesden Green's most desirable roads, Portland are delighted to present this rarely available two-bedroom apartment to the market.

The property boasts stunning wooden flooring in the living room, beautiful period features, two generously sized DOUBLE BEDROOMS, and a TASTEFULLY FINISHED bathroom and kitchen, offering a perfect balance of CHARACTER and MODERN LIVING.

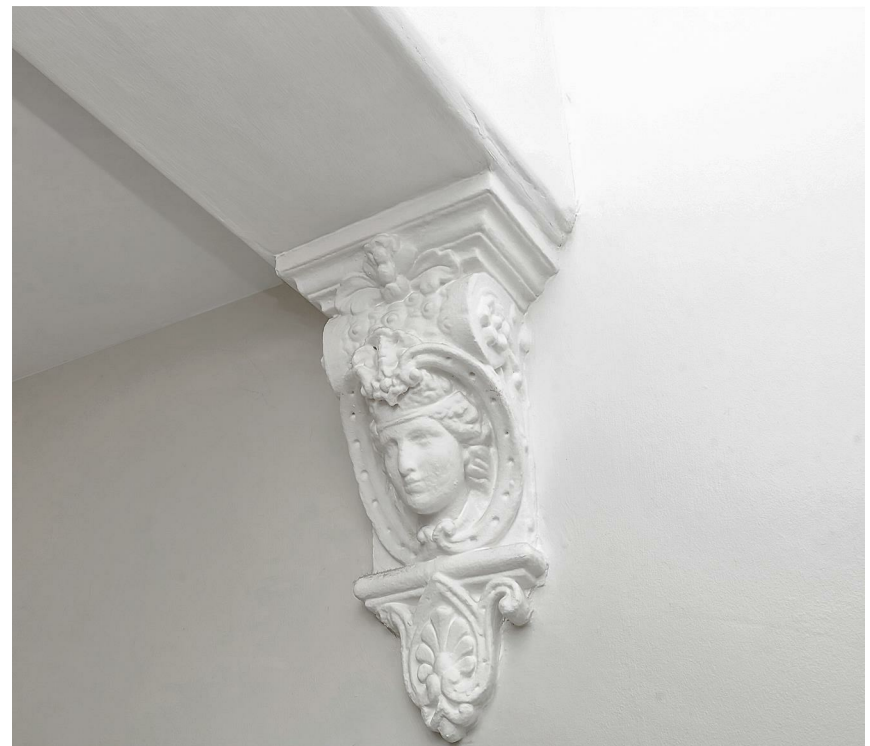
Riffel Road is an incredibly popular, residential TREE LINED road with charming Victorian terraces. The ever popular rolling green space of Gladstone Park is just round the corner, and not forgetting NW2's hidden gem that is the Mapesbury Dell – perfect for picnics.

Located just 0.3 miles from WILLESDEN GREEN TUBE Station (JUBILEE LINE ZONE 2) with its surrounding selection of shops, cafes and bars on WALM LANE and Station Parade.

- Located On A Desirable Tree-Lined Street
- Moments Away From The Station
- Generous Room Sizes
- Period Features
- Close To Shops
- Modern Bathroom & Kitchen
- EPC – D



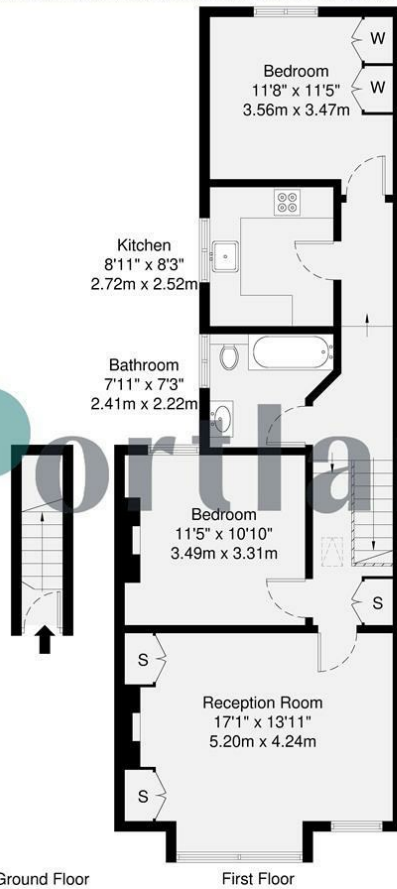




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GROSS INTERNAL AREA  
71.3 sq m / 767 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
71.3 sq m / 767 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.6 sq m / 27 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(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	<b>74</b>

#### 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.