



3 Bedroom
Willesden Lane, NW2

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

£3,500 PCM

Set on the top floor we present an apartment spanning over 1000sqft with THREE LARGE & EQUALLY SIZED DOUBLE BEDROOMS.

With THREE DOUBLE BEDROOMS, a SEPARATE KITCHEN, a BAY FRONTED RECEPTION and both a BATHROOM and an ENSUITE, this flat is IDEAL FOR SHARERS.

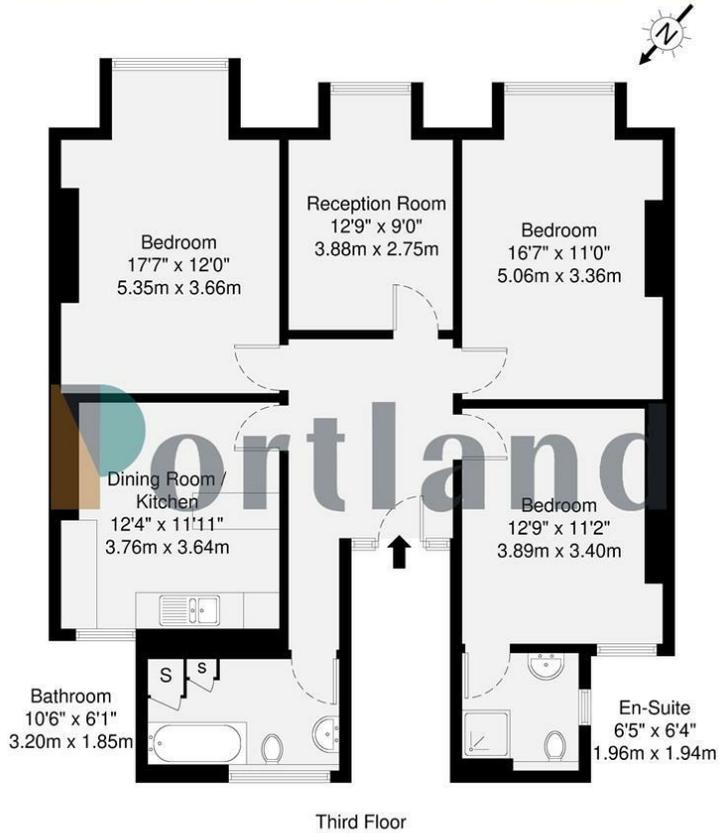
The flat enjoys a PRIME LOCATION that lies just 0.3 miles to the ZONE 2 JUBILEE LINE station at WILLESDEN GREEN with the surrounding array of shops, supermarkets and eateries on Walm Lane.

The Property is AVAILABLE from the 10th of APRIL 2026 and will be provided FURNISHED.

- THREE LARGE AND EQUALLY SIZED DOUBLE BEDROOMS
- Close To Willesden Green Station (ZONE 2)
- OVER 1000 SQFT
- TWO BATHROOMS
- Close To Shops
- EPC - D







GROSS INTERNAL AREA (GIA) The footprint of the property 95.4 sq m / 1027 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.5 sq m / 5 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Veranda 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
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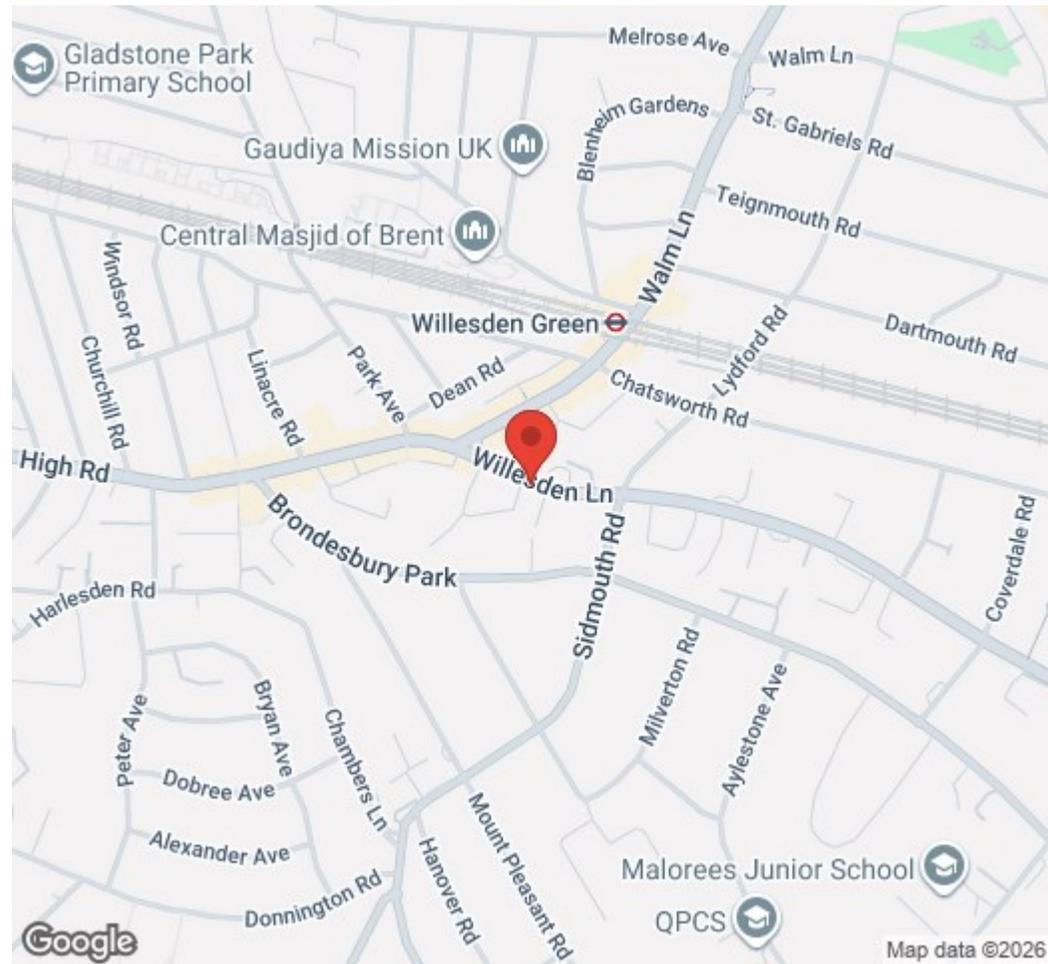
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	