



2 Bedroom
Weech Road, NW6

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

Asking Price £700,000
Leasehold – Share of Freehold

Offered to the market is this exceptional two-bedroom top floor apartment, beautifully presented and filled with natural light throughout.

Thoughtfully renovated by the current owners, the property offers a wonderful sense of space and brightness. The accommodation is centred around a charming living room with impressive ceiling height, enhanced by bespoke cabinetry fitted to either side of the chimney breast. A separate fully fitted separate kitchen, with chimney pot views over NW London and a well designed breakfast bar.

The home offers two well-proportioned bedrooms. The principal bedroom benefiting from extensive built-in storage and a fitted desk area. A recently renovated three-piece family bathroom completes the accommodation and is presented in excellent condition.

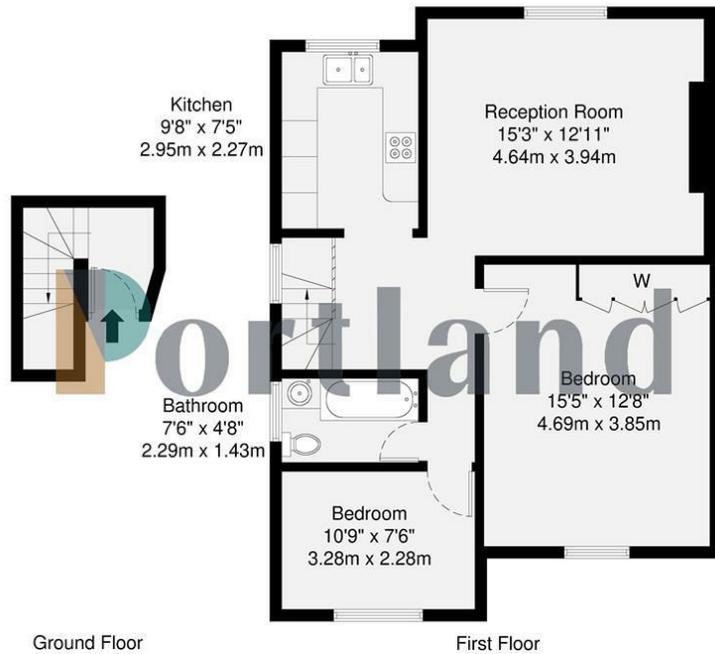
Further benefits include the property being sold chain free with a long underlying lease and a share of the freehold, the communal areas of the building are also exceptionally well kept. This apartment would make an ideal purchase for first-time buyers, young professionals or a small family looking to establish themselves on the property ladder.

Weech Road itself is a charming, tree-lined residential street characterised by attractive Victorian architecture. A variety of local amenities such as coffee shops and gyms can be found a short stroll away on Fortune Green Road, while the ever-popular West End Lane offers an excellent selection of cafés, restaurants and boutique shops.

- Stunning two bedroom top floor flat
- Abundance of natural light
- Renovated beautifully by the current owners
- Bespoke carpentry with excellent storage solutions
- Long lease and chain free
- Separate kitchen with chimney pot views
- 748 square feet of accomadation
- Beautiful original features
- Perfect for first time buyers or young families
- Exceptionally well connected to Jubilee, Mildmay and Thameslink rail lines

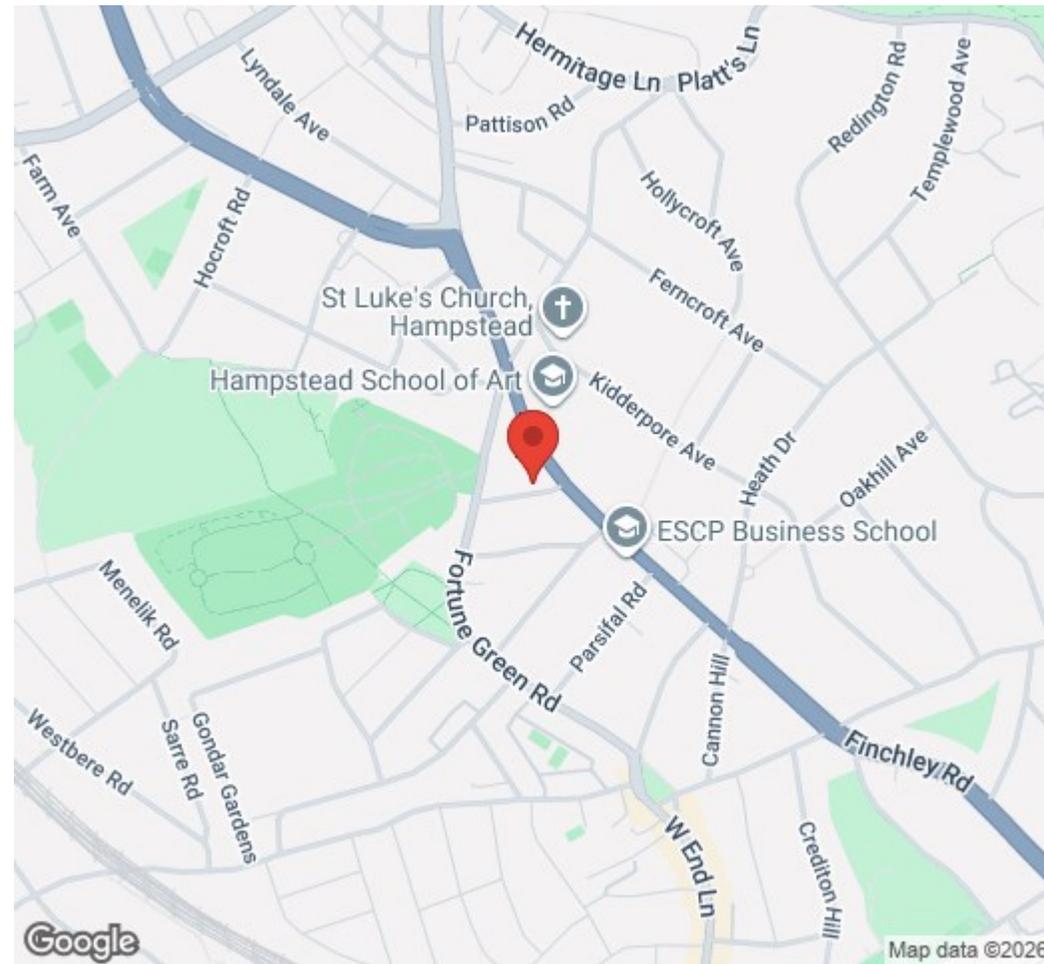






GROSS INTERNAL AREA (GIA) The footprint of the property 69.5 sq m / 748 sq ft	TOTAL STORAGE SPACE Storage and available total area 1.2 sq m / 12 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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	73	78

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		