



2 Bedroom  
Mount Road, NW4

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

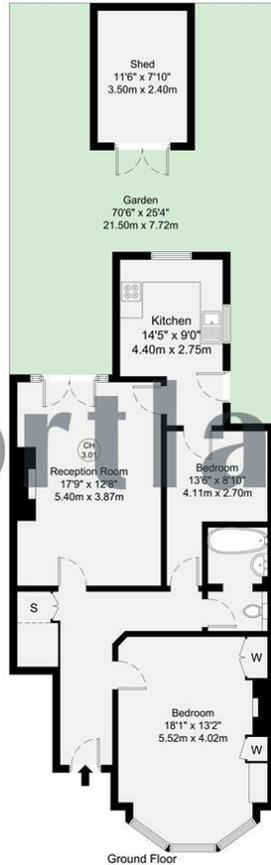
£2,100 PCM

Portland are proud to present a TWO BEDROOM, ground floor GARDEN FLAT for rent. With generous room sizes, this flat will let fast so call us TODAY to reserve your viewing. Offered FURNISHED. The flat comprises TWO BEDROOMS, Beautiful reception room, separate kitchen, and a bathroom with tub and overhead shower. To the rear we find a LARGE and PRIVATE REAR GARDEN with plenty of space for children to play or outdoor entertaining on the PATIO. This is a fantastic opportunity to rent a beautiful garden flat within a short walk of the station at Hendon. The property has been tastefully decorated and is complemented by a superb, private rear garden with room for BBQ on the patio. Located on a wide, tree-line avenue, and just 0.3 miles from Hendon Statio (Thameslink Line). Available IMMEDIATELY.

- PRIVATE GARDEN
- Gorgeous Period Features
- Close to shops
- Very Close to Station
- EPC - C



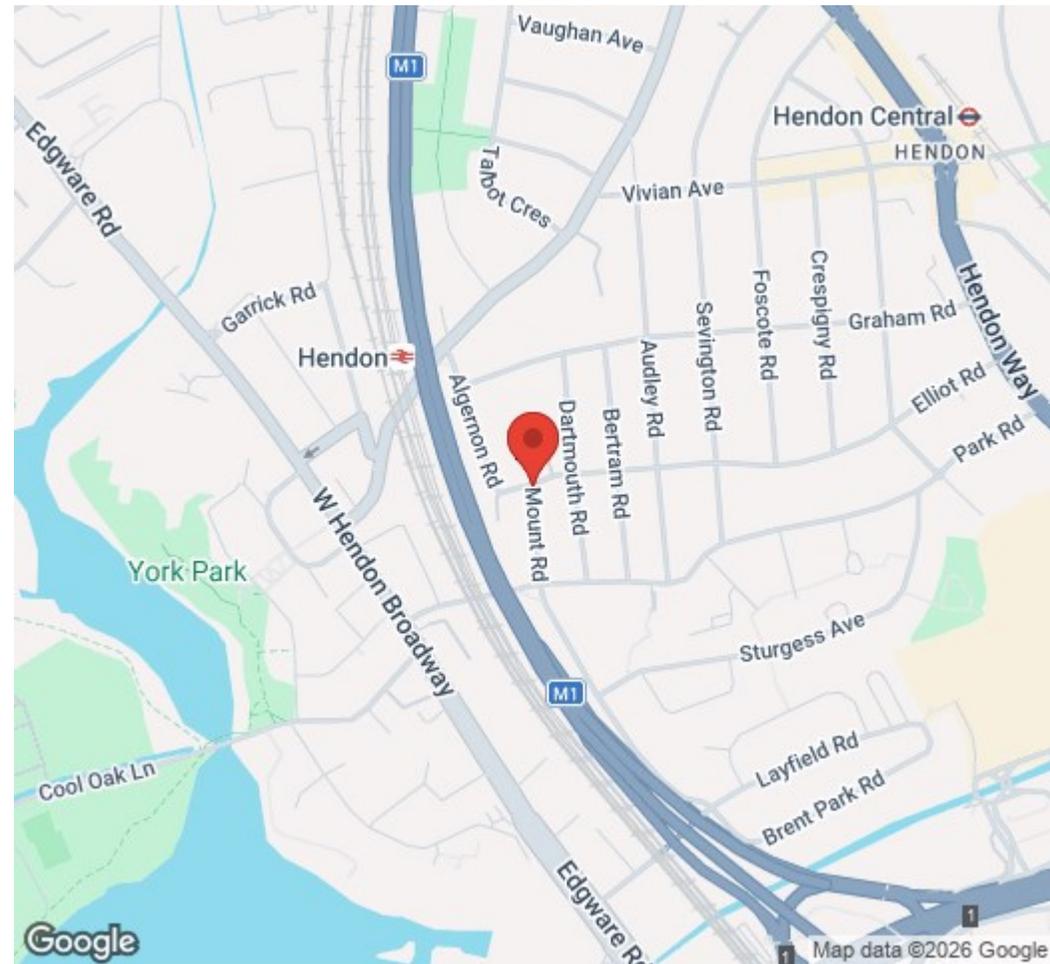




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GROSS INTERNAL AREA (GIA) The footprint of the property 79.2 sq m / 852 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3 sq m / 32 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 166 sq m / 1786 sq ft	RESTRICTED HEAD HEIGHT 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) <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	74	78

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		