



# 71 Gifford Road

London, London

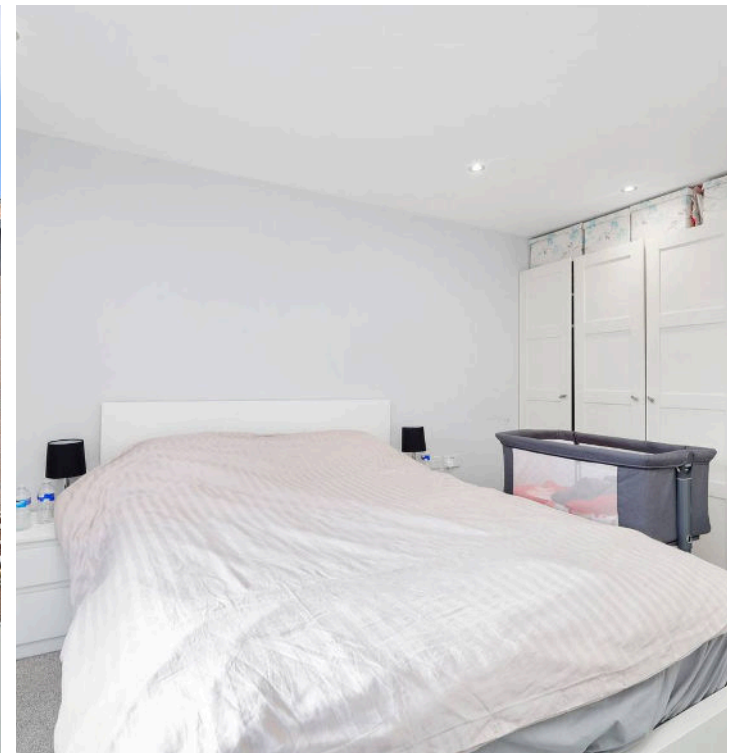
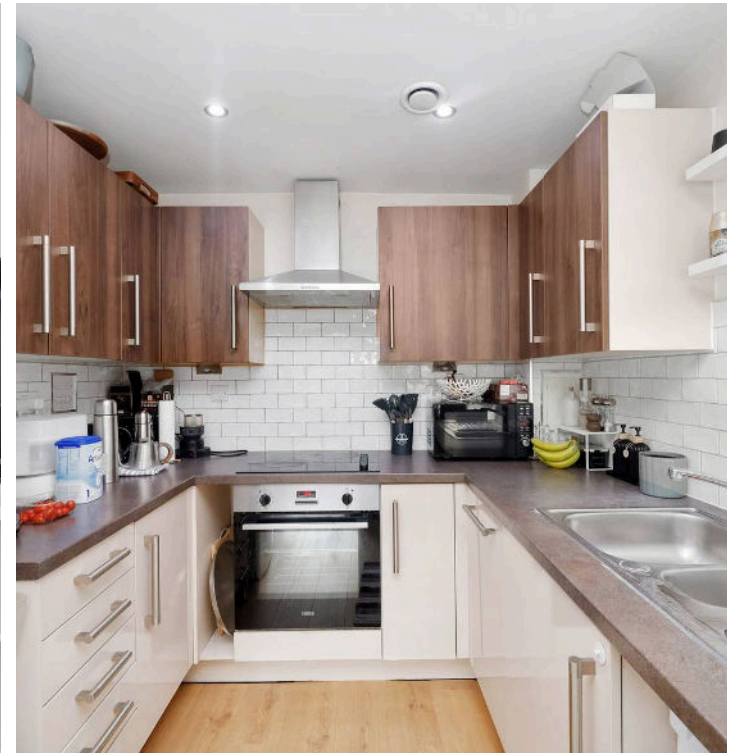
Bright 1-bed, 486 sq ft flat with balcony in gated block. Features open plan kitchen, utility room, secure parking. Near Harlesden Station, shops, and Roundwood Park. Ideal for first-time buyers. Council Tax band: B

Tenure: Leasehold

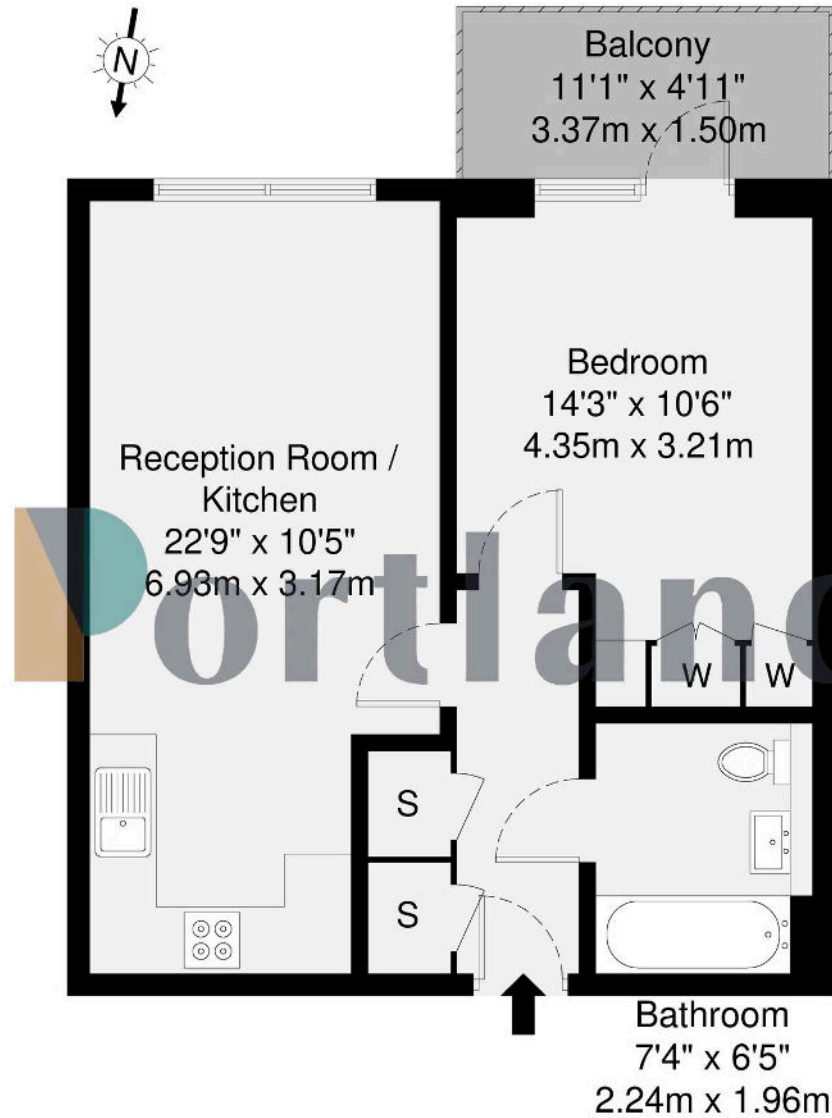
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Bright one bedroom apartment
- Secure development
- Open plan kitchen
- Excellent storage
- Private balcony
- Lift access
- Long lease
- Close to Roundwood Park
- Off street parking







Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
45.2 sq m / 486 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.3 sq m / 24 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
5 sq m / 53 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.



## Portland Estate Agents

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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

