



**Portobello Edition, The Auria, W10 5NN**

Price:  
£ 845,000

# Portobello Edition, The Auria, W10 5NN

Price: £ 845,000 2 bedroom house

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## OVERVIEW

Introducing this well-priced 2 bedroom 1 bathroom apartment, located on the 4th floor offers South & West dual aspect, with view over Athlone Gardens and Portobello Road.

This prestigious development is divided into two distinct collections known as The Portobello Edition and The Park Edition. The Portobello Edition features apartments overlooking the world-renowned Portobello Road whilst the apartments in the Park Edition will all enjoy tranquil views over Athlone Gardens, an open green spaced positioned at the heart of the development.

## KEY FEATURES

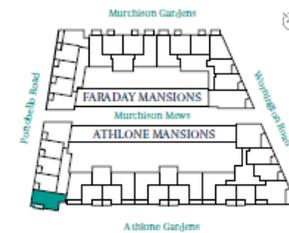
- 2 Bedroom 1 Bathroom Apartment
- Parking Space
- Long Lease
- Completion Q4 2024
- 4th Floor
- Dual Aspect: South & West
- 12 Hour Concierge

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## The Portland 2 BEDROOM APARTMENT

The Auria - Portobello Edition

### FLOORPLATE



### DIMENSIONS

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Lounge/Diner	5.00 x 5.00m	16'5" x 16'5"
Master Bedroom	4.05 x 3.04m	13'3" x 9'12"
Bedroom 2	4.05 x 2.00m	13'3" x 6'7"
Bathroom	2.51 x 2.00m	8'3" x 6'7"
<b>Total area</b>	<b>64.5 sq m</b>	<b>694.0 sq ft</b>
Balcony	4.85 x 1.03m	15'11" x 3'5"

### FLOOR LOCATOR

- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Floor
- Lower Ground Floor

### KEY

- C Cupboard
- B Balcony
- UC Utility cupboard
- w Washing machine

4R



Disclaimer  
Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary outline only.

