



4 Bedroom
Pine Road, NW2

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

£3,500 PCM

**** FULLY REFURBISHED & RESULTING IN A STUNNING PROPOSITION ****

A BEAUTIFUL, FOUR bedroom, SPACIOUS split level flat over the top 2 FLOORS of a converted mid-terrace house, including a LARGE ROOF TERRACE.

Internally the property has been FULLY REFURBISHED and benefits from spacious rooms throughout including a large open-plan Kitchen and reception room, FOUR DOUBLE BEDROOMS, TWO BATHROOMS and a superb PRIVATE ROOF TERRACE.

Pine Road is located within yards of Cricklewood Broadway and just 0.5 miles to Cricklewood Thameslink Station. Willesden Green Station (Jubilee Line, ZONE 2) is also within 0.8 miles and a variety of bus routes run close by, making this ideal for commuters.

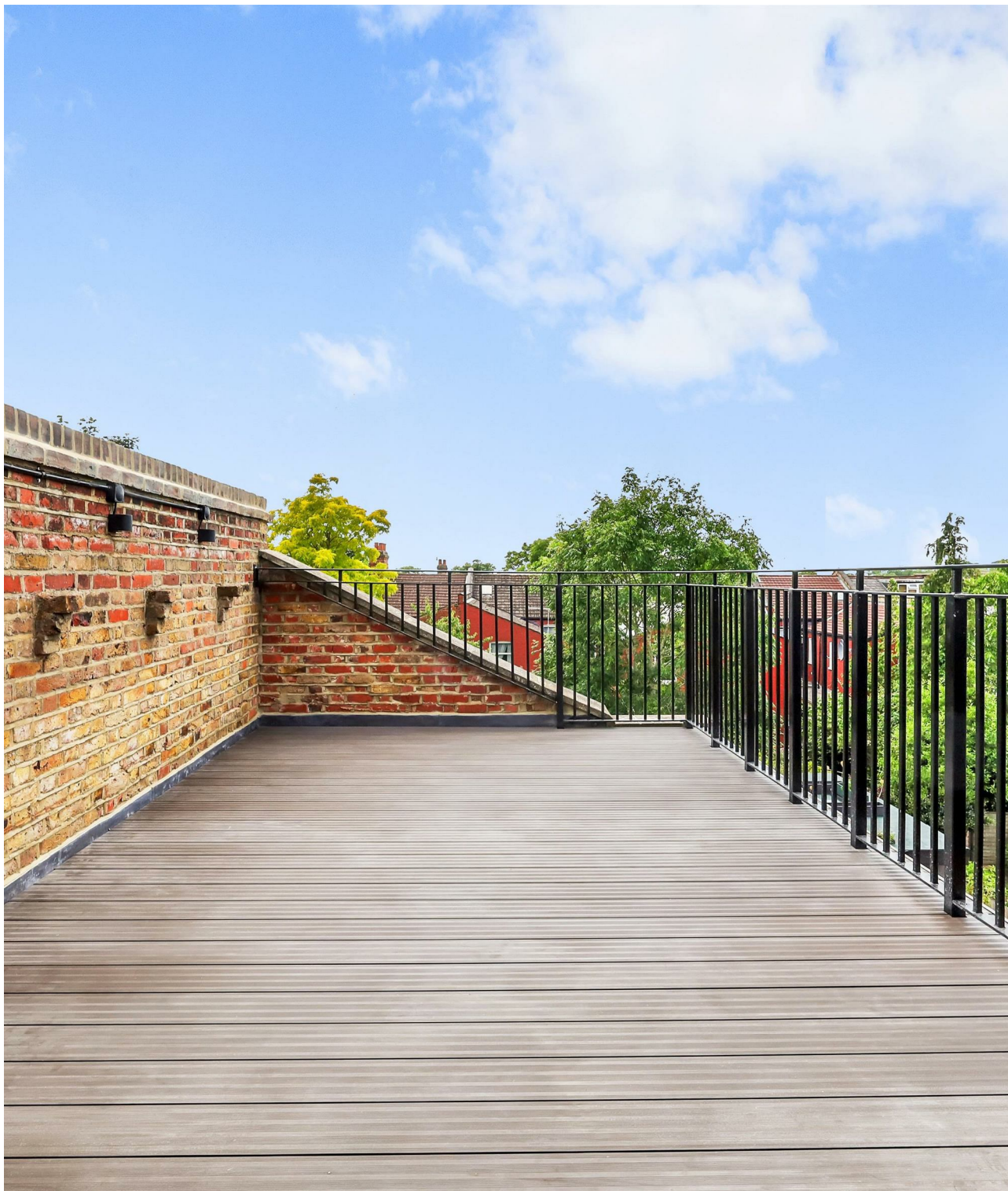
This property is ideal for families or professional sharers, and is offered either furnished or unfurnished, subject to separate negotiation.

**** PLEASE NOTE ** NO PARKING is available for this property - residents permits are NOT AVAILABLE.**

****AVAILABLE IMMEDIATELY****

- BEAUTIFULLY REFURBISHED
- STUNNING ROOF TERRACE
- Wooden Flooring
- FOUR DOUBLE BEDROOMS
- Fantastic Quality of Finish
- CLOSE to Transport
- Close to SHOPS
- EPC Banding B

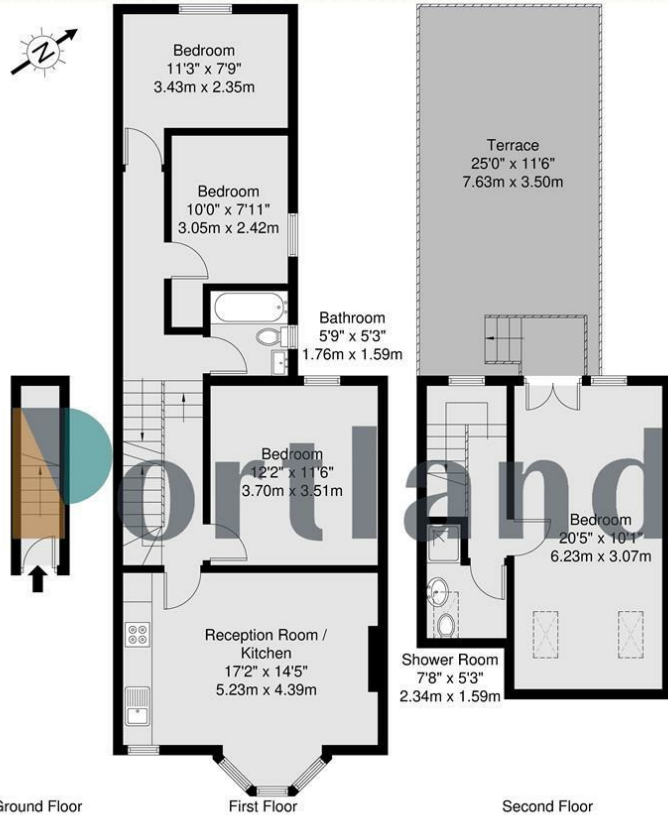




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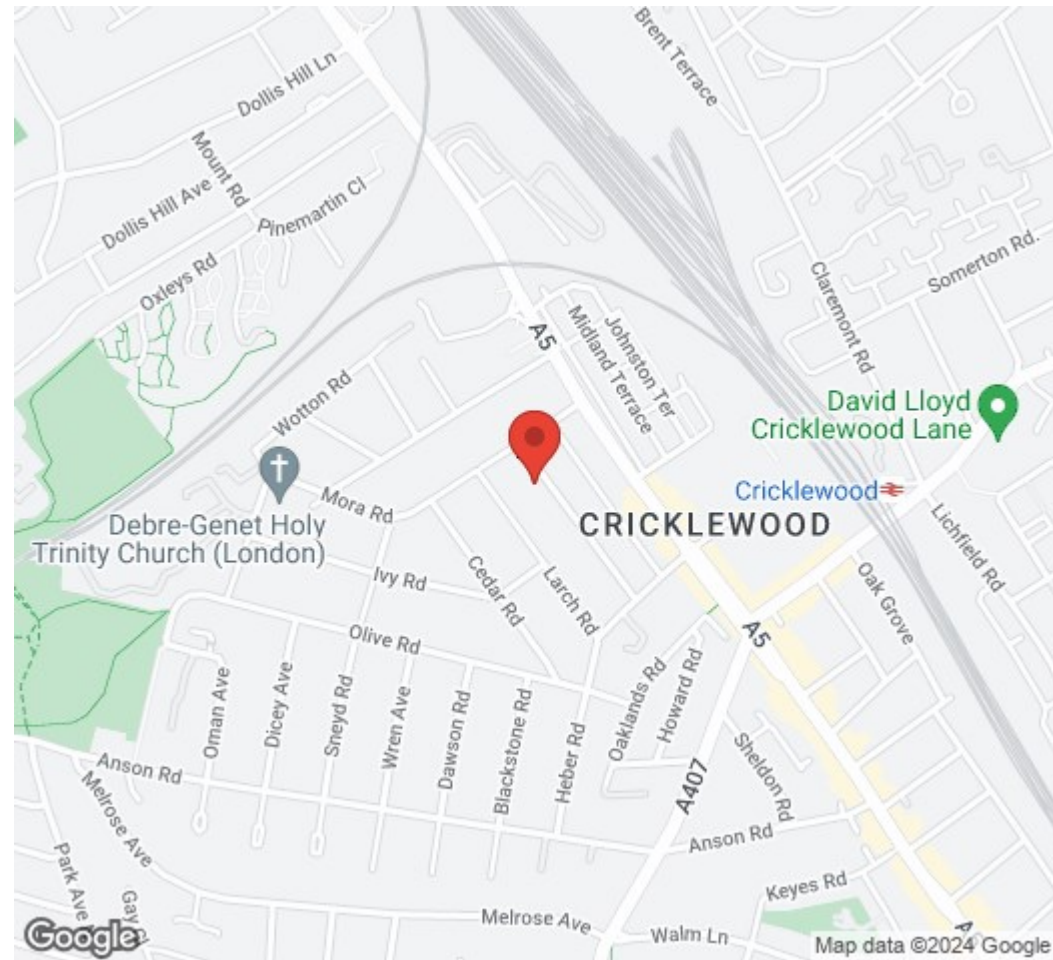
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GROSS INTERNAL AREA
97.5 sq m / 1049 sq ft



GROSS INTERNAL AREA (GIA) The floor area of the property	TOTAL STORAGE SPACE Storage area not included in total area	EXTERNAL STRUCTURAL FEATURES Garage, Balcony, Terrace, Veranda etc.	RESTRICTED HEAD HEIGHT Lower than standard 2.0m
97.5 sq m / 1049 sq ft	0.0 sq m / 0.0 sq ft	28.1 sq m / 302 sq ft	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.



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	

Environmental Impact (CO₂) 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	



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.