



2 Bedroom  
Ivy Road, NW2

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

£2,000 PCM

**\*\* FULLY REDECORATED including NEW CARPETS throughout \*\***

This newly redecorated, two-bedroom first-floor flat at 78b Ivy Road, NW2, offers a perfect blend of modern comfort and convenient city living. Situated in a quiet residential street in the heart of Cricklewood, this bright and spacious home occupies the first floor of a charming period conversion, and has just been tastefully updated throughout.

Inside, the property features two generous double bedrooms, a stylish bathroom complete with bathtub and overhead shower, and a large, light-filled living room with a characterful bay window. The separate kitchen offers plenty of storage and worktop space, making it ideal for home cooking or entertaining. With double glazing, gas central heating, and fresh neutral décor throughout, the flat is ready to move into and would suit professionals, couples, or small families.

Location is a real highlight here. The flat is just 0.3 miles from Cricklewood Thameslink Station, offering fast connections to King's Cross St Pancras in around 15 minutes, and only 0.6 miles from Willesden Green Underground Station (Jubilee Line ZONE 2).

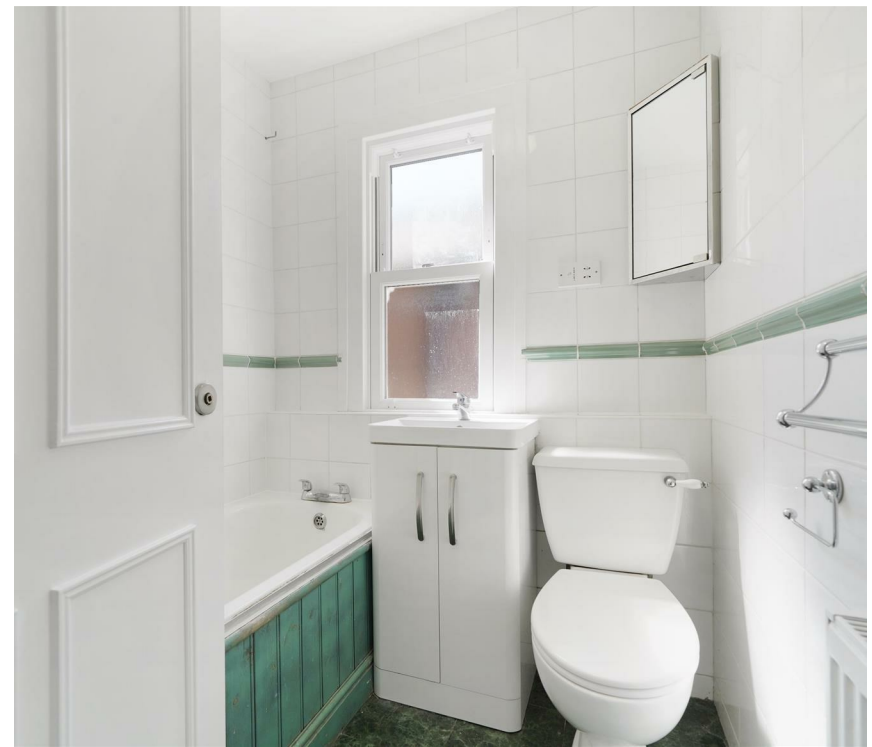
For green space, the wide open lawns and tennis courts of Gladstone Park are just a short 8-minute walk away. Local shops, cafes, and restaurants can be found along Cricklewood Broadway, while Brent Cross Shopping Centre is a short drive or bus ride away for larger retail needs.

Available immediately, and offered unfurnished or part-furnished, this well-presented flat offers excellent value in a sought-after North West London location. Early viewing is highly recommended.

- **\*\* FULLY REDECORATED  
THROUGHOUT \*\***
- **NEW CARPETS**
- **LARGE Reception**
- **SEPARATE Kitchen**
- **Quiet Location**
- **Close to park**
- **Close to transport**
- **EPC Band D**



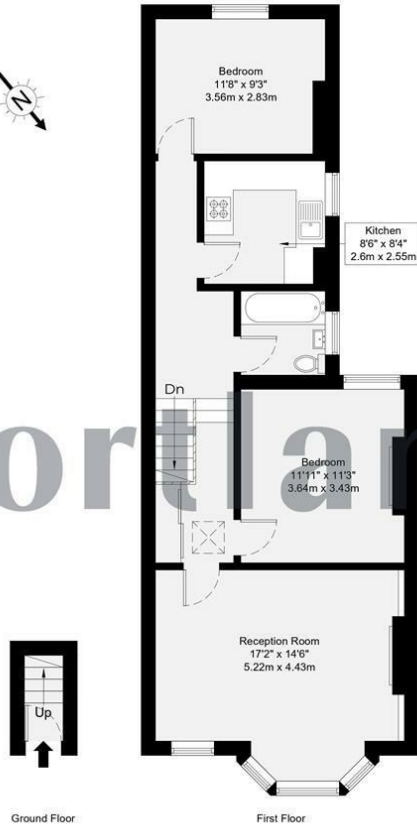




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GROSS INTERNAL AREA  
67 sq m / 720 sq ft



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.

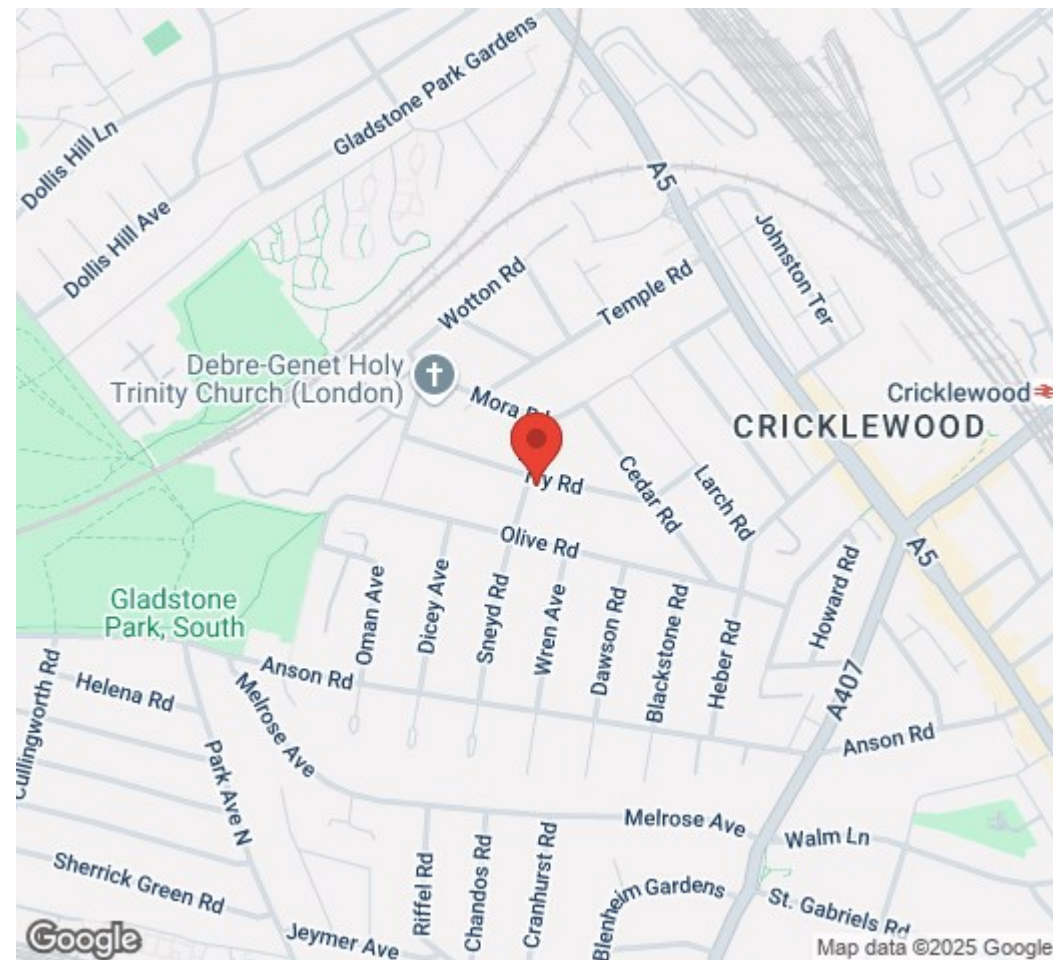


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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk



#### 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	EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.