



3 Bedroom
Brent Terrace, NW2

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

£2,750 PCM

**** A CHARMING COTTAGE STYLE HOUSE **** in the heart of London – combining the feel of the countryside with inner city living, we present a fabulous END OF TERRACE HOUSE for rent.

The ground floor comprises an expansive OPEN PLAN Kitchen reception with ISLAND UNITS and ample room for dining and seating, a SEPARATE UTILITY ROOM and further WC. A cosy WOOD BURNER gives extra ambience for those winter nights and provides for an atmospheric living space. Upstairs we find THREE DOUBLE BEDROOMS and a MODERN BATHROOM with tub and overhead shower.

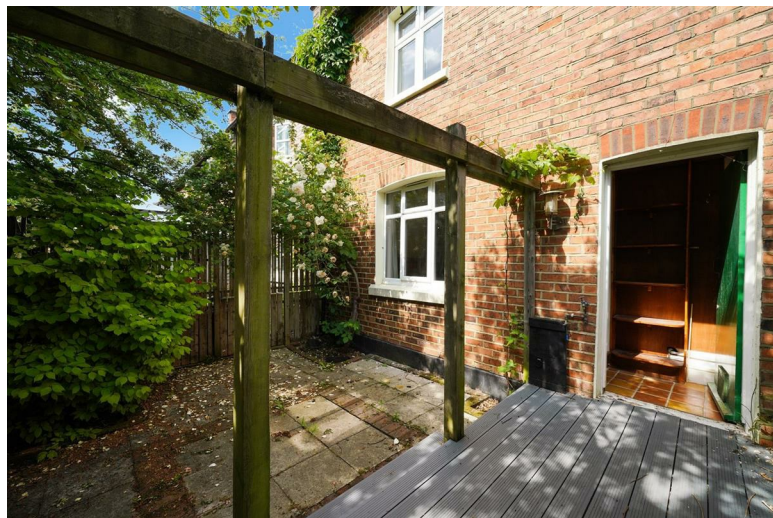
Externally we have FRONT & REAR PRIVATE GARDENS with feature DECKING and a LARGE ARTIST STUDIO / GYM that enjoys both power and utilities.

For the green-fingered, a separate allotment is available at the rear of the house, accessed by a short footpath. This space enjoys raised planters for vegetables or flowers and offers a lovely space to sit, away from the bustle of everyday life.

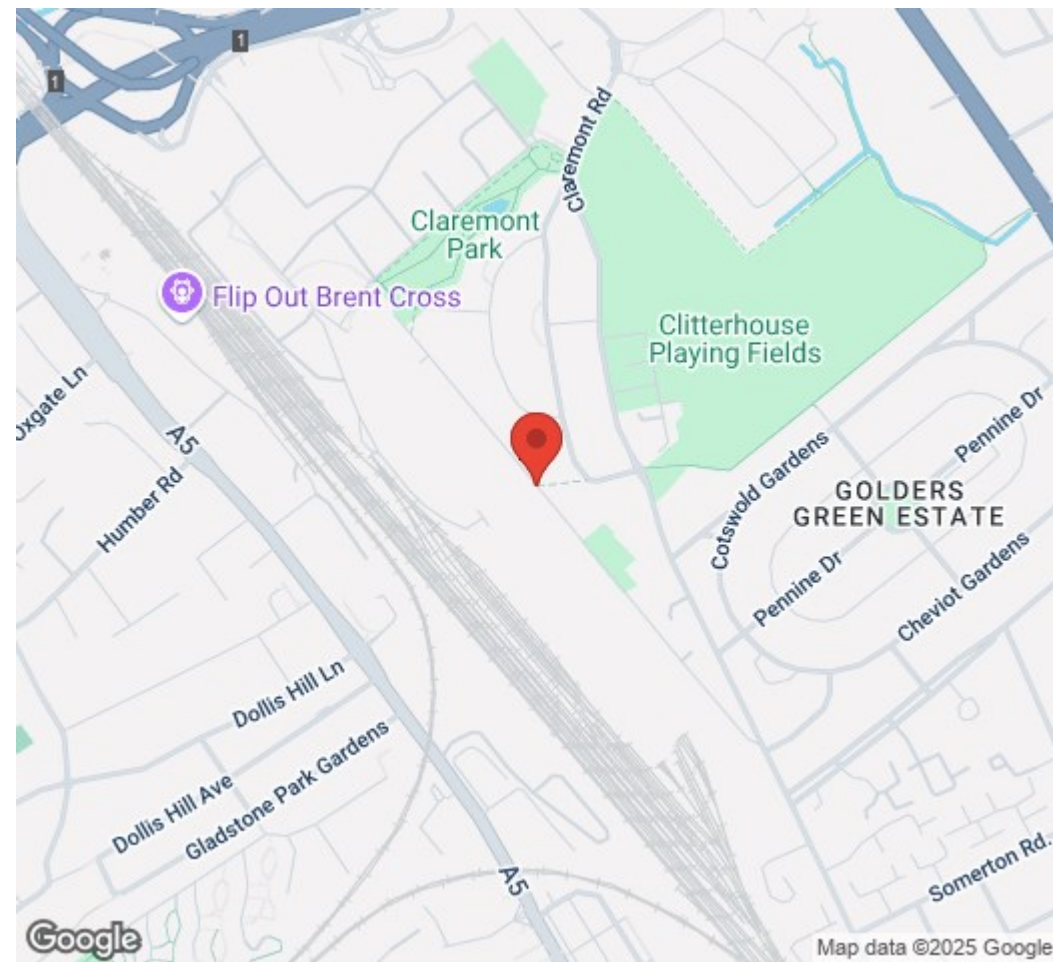
This beautiful house is not the usual offering for the rental market and will make a happy family home for those lucky enough to secure a tenancy.

Located just 0.5 miles to the new Thameslink connection at Brent Cross West and just 0.7 miles to the THAMESLINK STATION at CRICKLEWOOD and with local buses running close by this house has excellent connection for the city and beyond.

- **** FULL OF CHARM ****
- Open Plan
- Wooden Flooring
- Separate STUDIO/GYM/OFFICE
- Plentiful STORAGE
- Quiet Location
- WOOD BURNING FIREPLACE
- EPC Band C







Portland

Trusted, every step of the way

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	

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	