



3 Bedroom
Pine Road, NW2

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

£3,000 PCM

****Available August 2025 – BEAUTIFUL THREE Bedroom GROUND FLOOR GARDEN FLAT, with TWO BATHROOMS**** Internally the property is in lovely condition and benefits from spacious rooms throughout including a large reception room, three double bedrooms, bathroom, shower room and a fully integrated kitchen / dining room leading to the rear garden.

Pine Road is located close to Cricklewood Broadway and within walking distance to Cricklewood Thameslink Station. Both Kilburn & Willesden Green Station (Jubilee Line) are only a short bus journey away making this ideal for commuters.

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

NO PARKING AVAILABLE EITHER BY OFF-STREET PARKING OR BY WAY OF PERMIT

- RECENTLY REFURBISHED
- Large Garden
- THREE DOUBLE BEDROOMS
- Perfect For Sharers
- Wooden Flooring
- Fantastic Quality of Finish
- Close to Transport Links & Amenities
- QUIET Location
- EPC – C





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GROSS INTERNAL AREA
77.1 sq m / 830 sq ft



GROSS INTERNAL AREA (GIA)
The balance of the property
77.1 sqm / 830 sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah, etc.
0 sqm / 0 sqft

RESTRICTED HEAD HEIGHT (RHH)
(Balcony use only under 1.5m)
5.3 sqm / 57 sqft

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	79	79
(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	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.