



Loporto Browne  
— RESIDENTIAL —



## Farm Avenue, NW2

Guide Price £400,000

 2  1  1



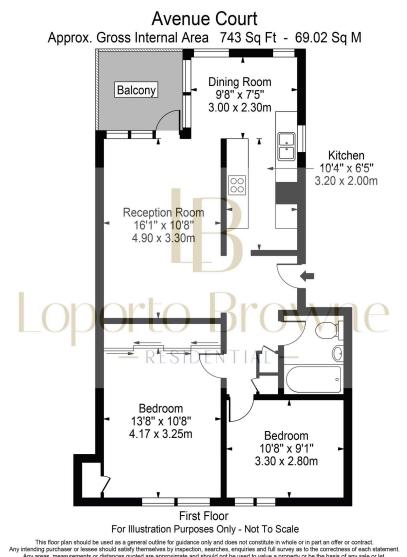
- GUIDE PRICE £400,000 to £450,000
- Private lock-up garage offering secure parking or additional storage
- Chain Free
- Close to Outstanding Little Learners Montessori Nursery and St Agnes Catholic School
- Sleek fitted kitchen with contemporary ergonomic design
- Large private balcony, perfect for relaxing or entertaining
- Excellent transport links: Cricklewood Station (Thameslink) and multiple ~~Benefit from the proximity to the~~ Brent Cross regeneration project
- Super stylish two-bedroom apartment finished to a high modern standard
- Liana & Oli are delighted to be instructed on this wonderful home



**GUIDE PRICE £400,000 to £450,000**

A beautifully presented apartment, this stylish two-bedroom home is the perfect choice for first-time buyers seeking modern living in a fantastic North West London location. Finished to a high standard throughout, the property combines contemporary design and everyday comfort, offering two well-proportioned double bedrooms, a sleek fitted kitchen and a large balcony, ideal for enjoying a morning coffee or evening glass of wine. Adding to its appeal, the apartment also benefits from a private lock-up garage, providing secure parking or valuable additional storage, something rarely available in this location.

Liana & Oli are delighted to be instructed on this wonderful home, which is offered to the market chain-free. Early viewing is highly recommended.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**LB Residential**  
Grand Union Studios  
332 Ladbroke Grove  
W10 5AD

Email: [hello@lbresidential.co.uk](mailto:hello@lbresidential.co.uk)  
Web: [www.lbresidential.co.uk](http://www.lbresidential.co.uk)  
Tel: 0203 062 6262