



ALDERMARTIN
Baines & Cuthbert

Albert Road, London NW7 4RX

**£3,000 Per
Calendar**

Month







- 3 BEDROOM DETACHED HOUSE
- COUNCIL TAX BAND G & EPC RATING C

- MODERN BUILD
- 2 BATHROOMS (1 EN-SUITE)

- AVAILABLE NOW
- GARAGE & PRIVATE GARDEN

A stunning modern detached house to let in this superb location just minutes walk away from Mill Hill Broadway for shops, restaurants and transport links. Including a reception room with integrated kitchen, guest WC, 2 bathrooms (1 en-suite), integral garage, storage cupboards and a private garden. Unfurnished & available now.

Floor 0

Floor 1

Approximate total area⁽¹⁾
1189 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	84

EU Directive 2002/91/EC

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