



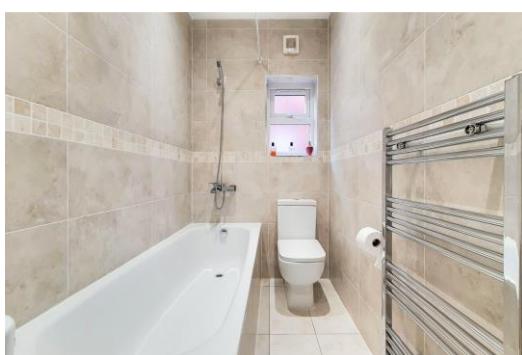
# Larch Road

Cricklewood, NW2

£3,250 per month  
(£750 per week)

\*VIDEO TOUR AVAILABLE\*. A 3 bedroom ground floor apartment with wood floors throughout and a private terrace. The property is situated in a quiet residential road in Cricklewood. Accommodation comprises reception room, open plan fully fitted eat in kitchen leading to the terrace, master bedroom with en-suite shower room, 2 further double bedrooms, family bathroom.

**CHESTERTONS**



# Larch Road

## Cricklewood, NW2

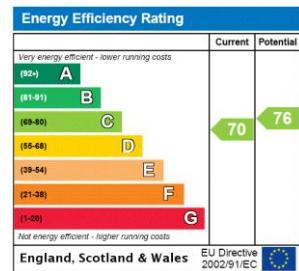
- A Ground Floor Apartment in New Building
- 3 Bedrooms, 2 Bathrooms, Reception, Fitted Kitchen
- Wood Floors Throughout, Private Terrace, Sharers Accepted
- Situated in a Quiet Residential Road in Cricklewood



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<b>Minimum Term:</b>	12 months
<b>Deposit Required:</b>	£3,750.00
<b>Local Authority:</b>	Brent London Borough Council
<b>Council Tax Band:</b>	E
<b>EPC Rating:</b>	C
<b>Furnished</b>	

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### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
Hampstead  
London  
NW3 1QH  
[hampsteadlettingsusers@chestertons.co.uk](mailto:hampsteadlettingsusers@chestertons.co.uk)  
02077941125  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

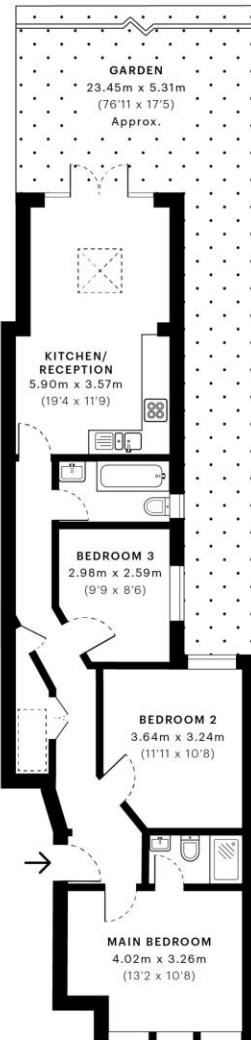


Larch Road, NW2

CAPTURE DATE 14/09/2022 LASER SCAN POINTS 66,264,845

GROSS INTERNAL AREA

72.42 sqm / 779.52 sqft



— Ground Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
72.42 sqm / 779.52 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
69.89 sqm / 741.53 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.44 sqm / 15.50 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.91 sqm / 784.80 sqft  
IPMS 3C RESIDENTIAL 69.38 sqm / 746.80 sqft

SPEC ID 563209350635d440e32c3887d

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