



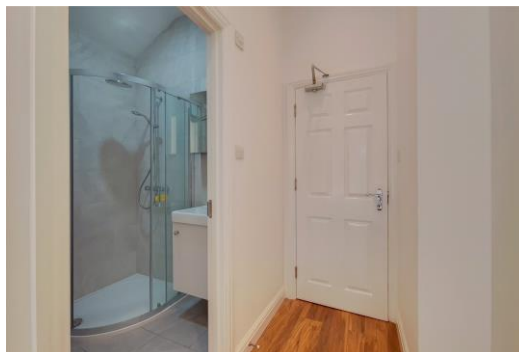
Larch Road

Cricklewood, NW2

£1,400 per month
(£323.08 per week)

VIDEO TOUR AVAILABLE. A 1st floor studio apartment boasting wood floors throughout and plenty of storage. The property is situated in this excellent location in a quiet location in Cricklewood. Accommodation comprises reception room/bedroom, kitchen, shower room.

CHESTERTONS



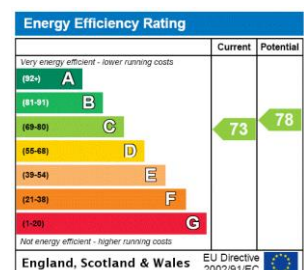
Larch Road

Cricklewood, NW2

- A 1st Floor Newly Refurbished Apartment
- 0 Bedroom/Reception, Open Plan Fitted Kitchen
- Wood Floors Throughout, Storage
- Situated in Quiet Residential Road in Cricklewood



Minimum Term: 18 months
Deposit Required: £1,615.38
Local Authority: Brent London Borough Council
Council Tax Band: A
EPC Rating: C
Furnished



Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
 02077941125
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

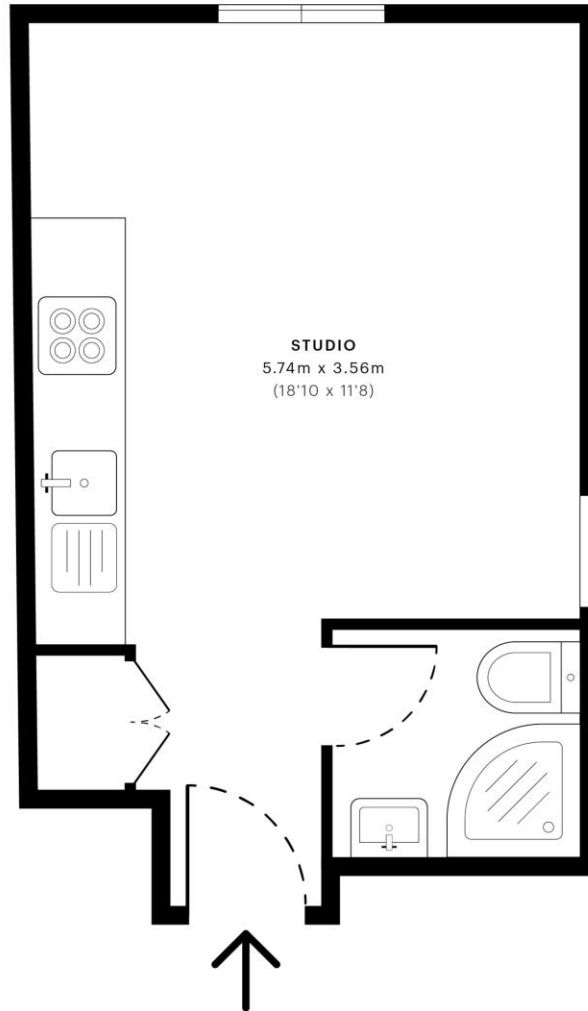


Larch Road, NW2

CAPTURE DATE 14/09/2022 LASER SCAN POINTS 7,545,260

GROSS INTERNAL AREA

19.13 sqm / 205.91 sqft



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
19.13 sqm / 205.91 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
18.83 sqm / 202.68 sqft



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



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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.

IPM6: 3B RESIDENTIAL 19.13 sqm / 205.91 sqft
IPM6: 3C RESIDENTIAL 18.83 sqm / 202.68 sqft

SPEC ID 563209385635d440e32c3887f



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