

HUNTERS

HERE TO GET YOU THERE

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HERE TO GET *you* THERE

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Larch Road, London, NW2

Per Month £3,100 Per Month



A superb and rarely available three bedroom garden apartment comes to the market in one of Cricklewoods most sought after locations.

Boasting over 850 sqft of internal living accommodation, this stylish and well-proportioned apartment benefits from, open plan living dining with fully integrated kitchen, bay fronted master bedroom with en-suite, two further bedrooms, three piece bathroom family bathroom and private South West facing private garden.

Larch Road is conveniently located with Cricklewood Thames Link, Willesden Green and Kilburn Jubilee in close proximity. In addition a multitude of shops and amenities are easily accessible on the ever bustling and popular Cricklewood Broadway.

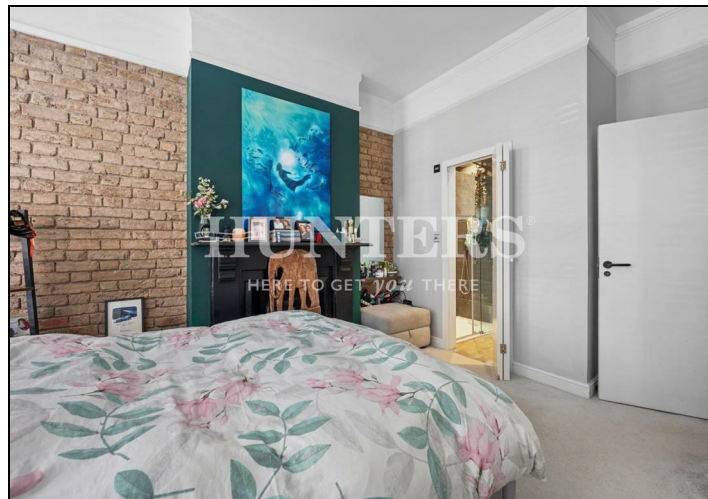
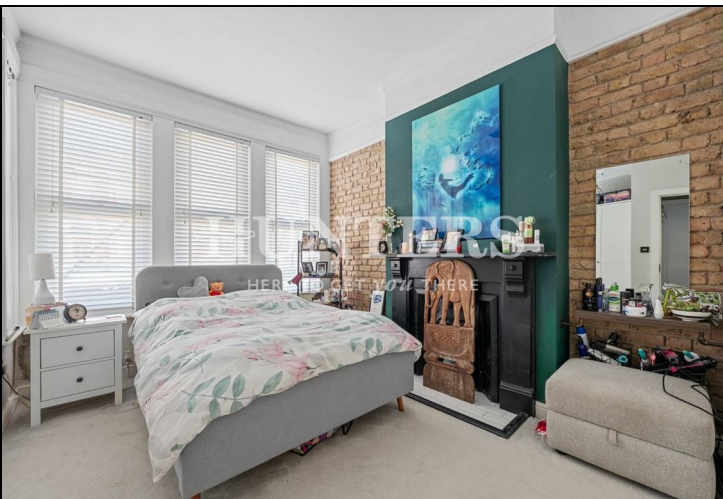
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westhampsteadlettings@hunters.com | www.hunters.com

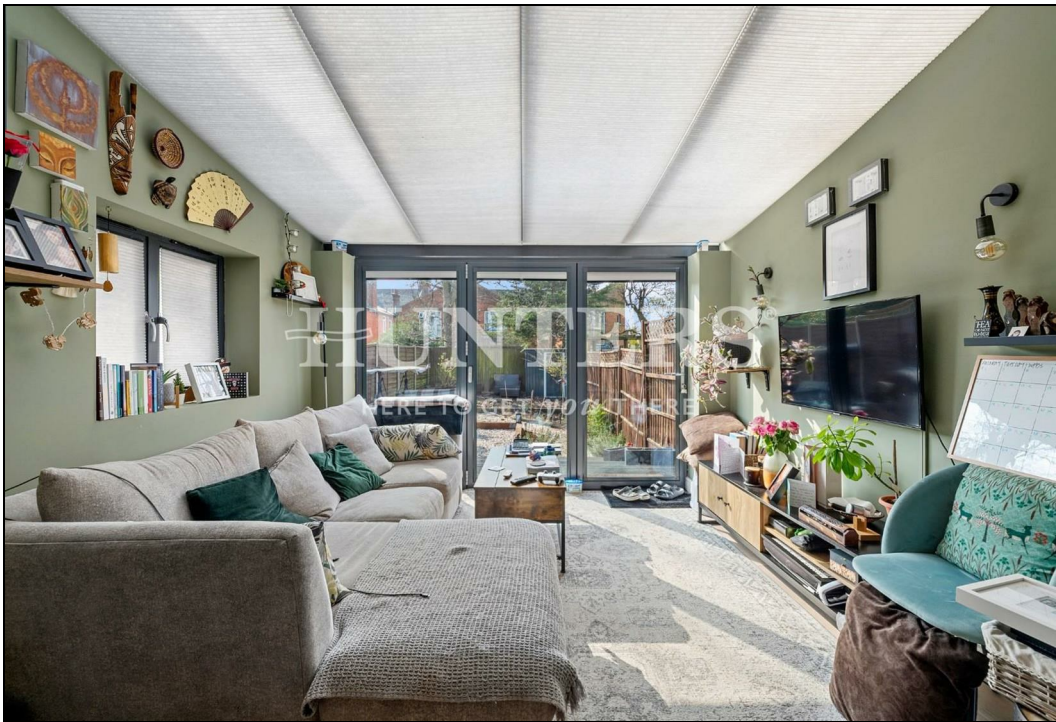
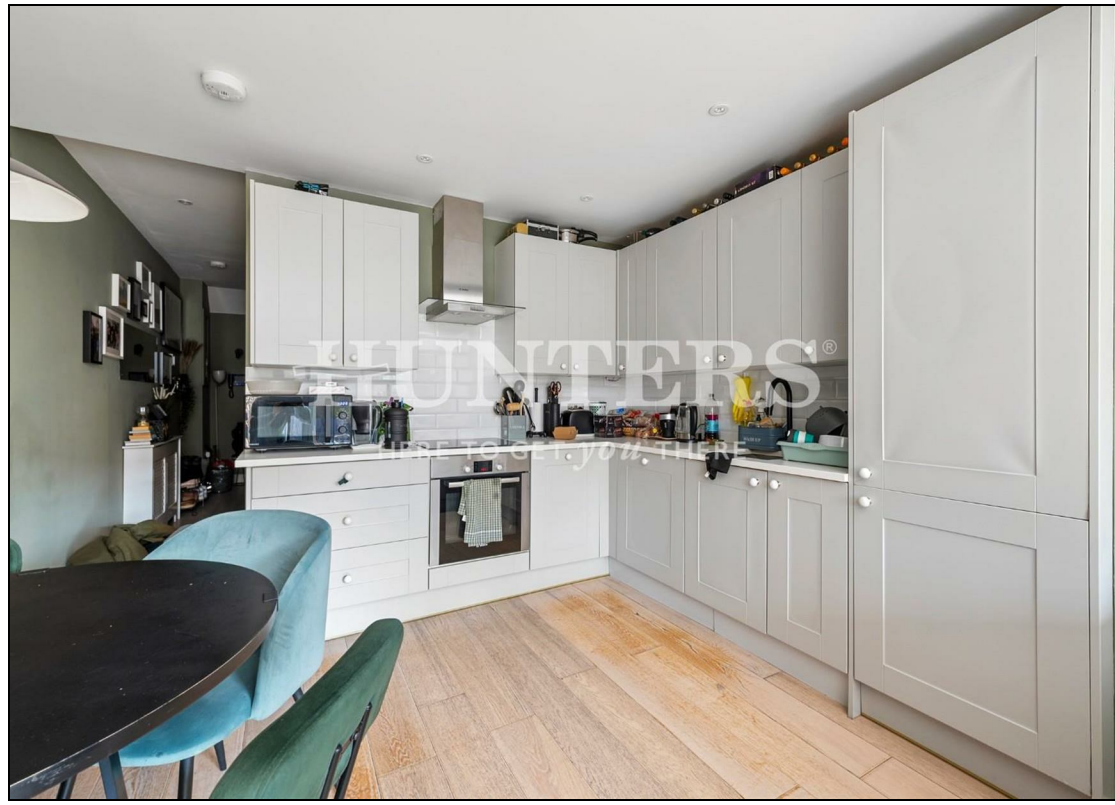


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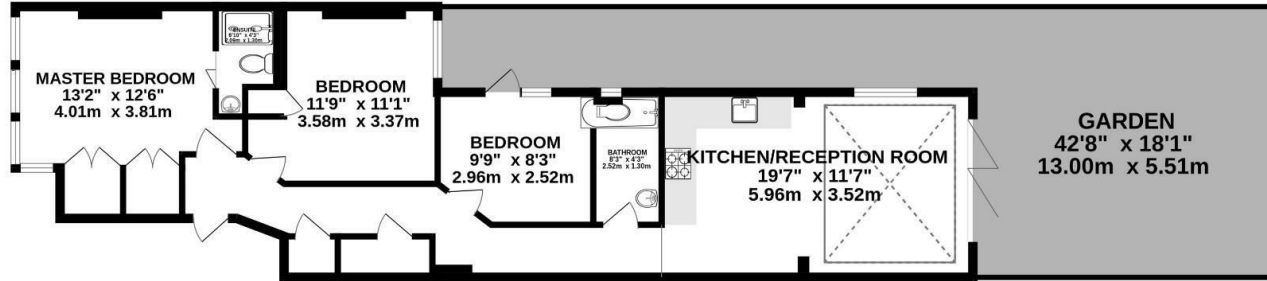
KEY FEATURES

- 854sqft / 79.3sqm
- Large private garden
- Lovely open plan reception room
 - 3 Bedrooms
 - 2 Bathrooms

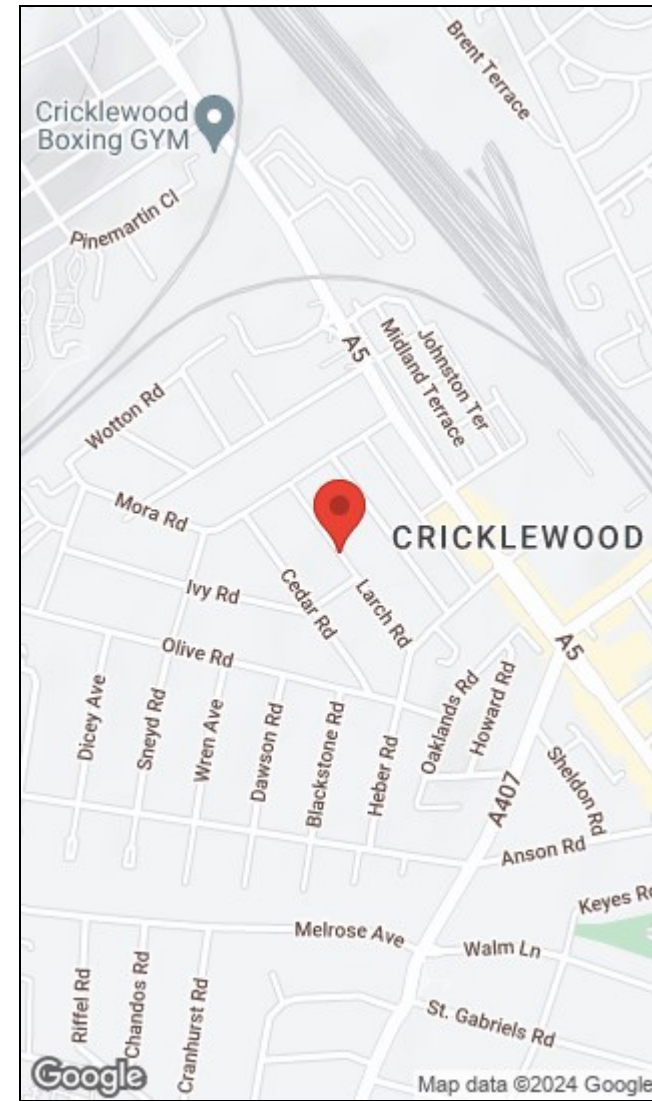




GROUND FLOOR



TOTAL FLOOR AREA : 854sq.ft. (79.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	69	77	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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