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# Larch Road, London, NW2

## Per Calendar Month £2,400 Per Calendar Month



A stunning two bedroom, two bathroom garden flat, to rent on the ground floor of this Victorian Conversion.

Finished to a very high specification throughout, the property comprises two double bedrooms, two modern en-suite bathrooms, open plan kitchen/reception room with bi-fold doors accessing the private rear garden and additional guest W/C.

Larch Road is well located for the local shops and restaurants of Cricklewood Broadway and Willesden Green, as well as being nearby to the Thameslink at Cricklewood and Jubilee Line in Willesden Green providing excellent public transport

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com

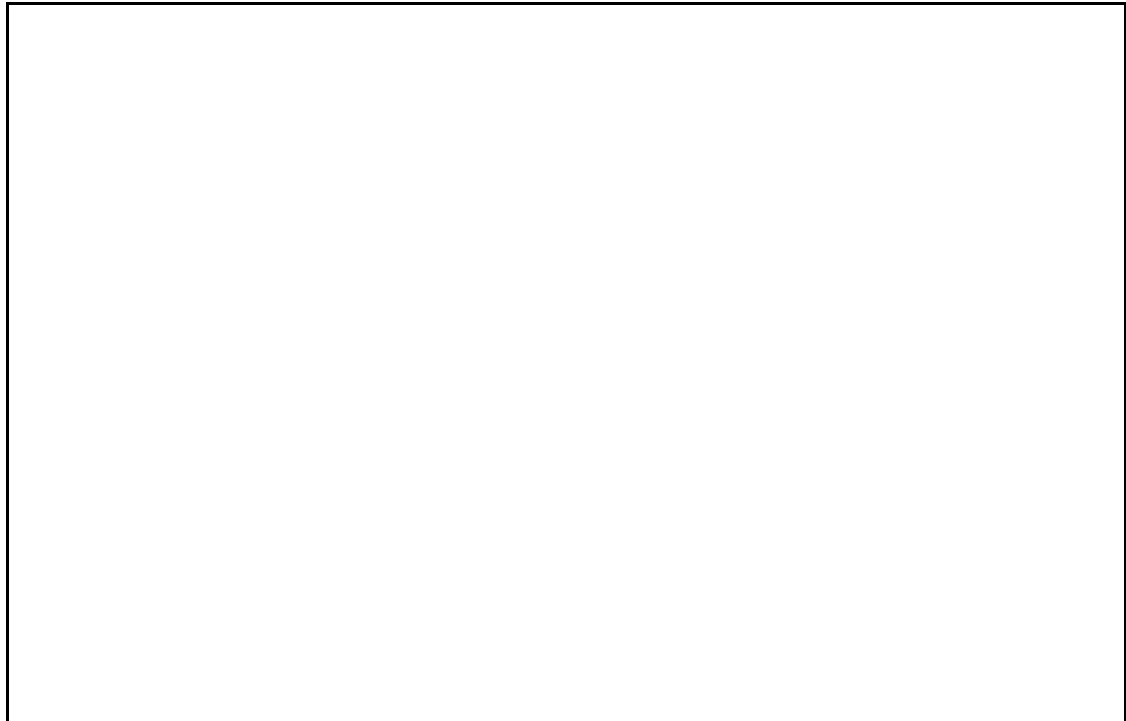
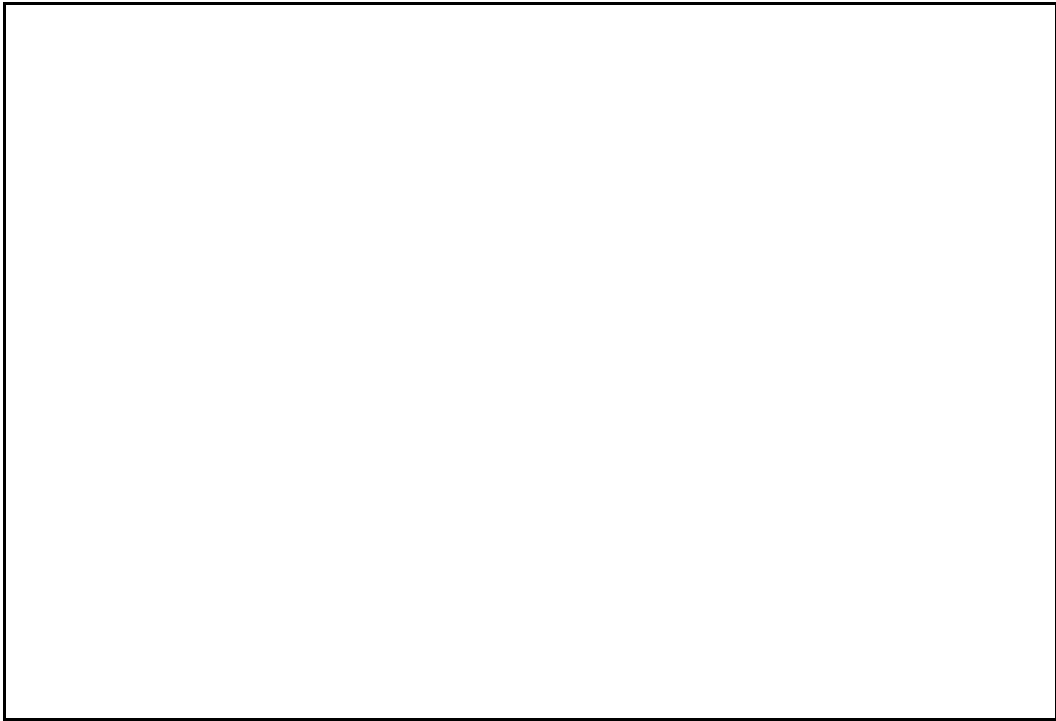


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## KEY FEATURES

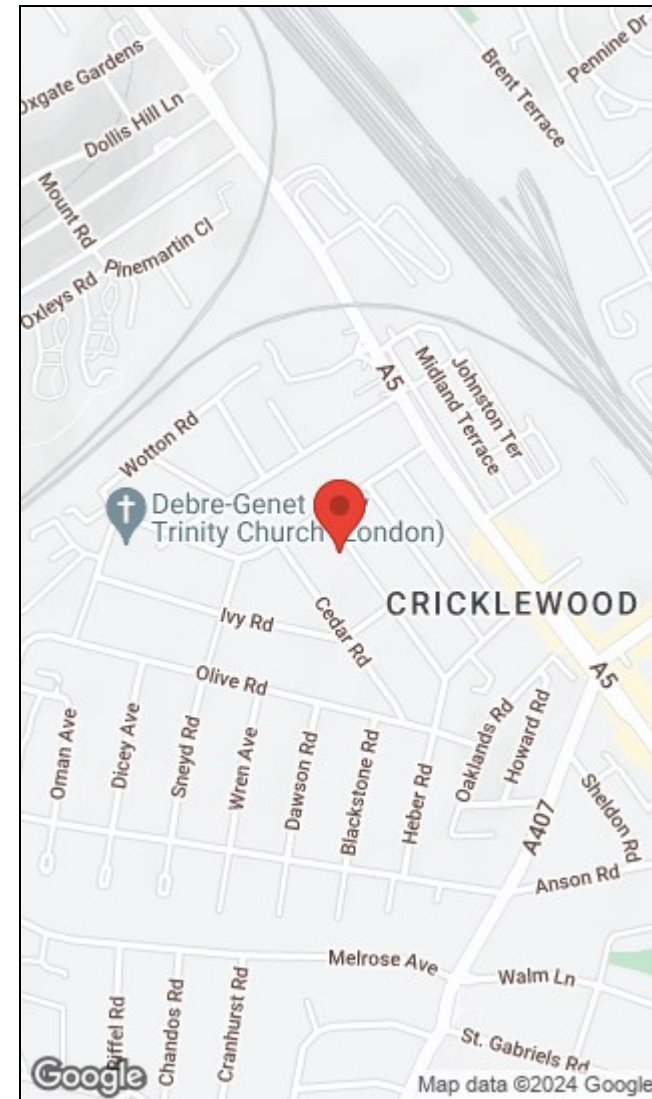
- Two bedrooms
- Two en-suite bathrooms
- Lovingly refurbished throughout
  - Wooden flooring
  - Private garden
  - Modern fittings
- Large open plan living/kitchen
  - Available 30th July







TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Miroplan (2023)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		73	75
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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