

# HUNTERS®

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# Mora Road, London

Per Month £1,600 Per Month



\*ALL BILLS INCLUDED\*

Welcome to this charming studio flat located on Mora Road, Cricklewood, NW2.

This property boasts a brand new refurbishment, offering a fresh and modern living space and a private roof terrace for its future residents.

With 297 sq ft of space, this studio conversion is perfect for those seeking a cosy yet stylish home. The property features a modern bathroom, ensuring convenience and privacy for its occupants.

One of the standout features of this studio is the private garden, providing a tranquil outdoor space to relax and unwind. Additionally, all bills are included, making budgeting a breeze for the lucky tenant.

Situated just minutes away from Cricklewood Station, this property offers excellent transport links, ideal for those who need to commute or simply enjoy exploring the city.

Don't miss out on the opportunity to make this studio flat your new home. Contact us today to arrange a viewing and experience the charm of Mora Road for yourself.

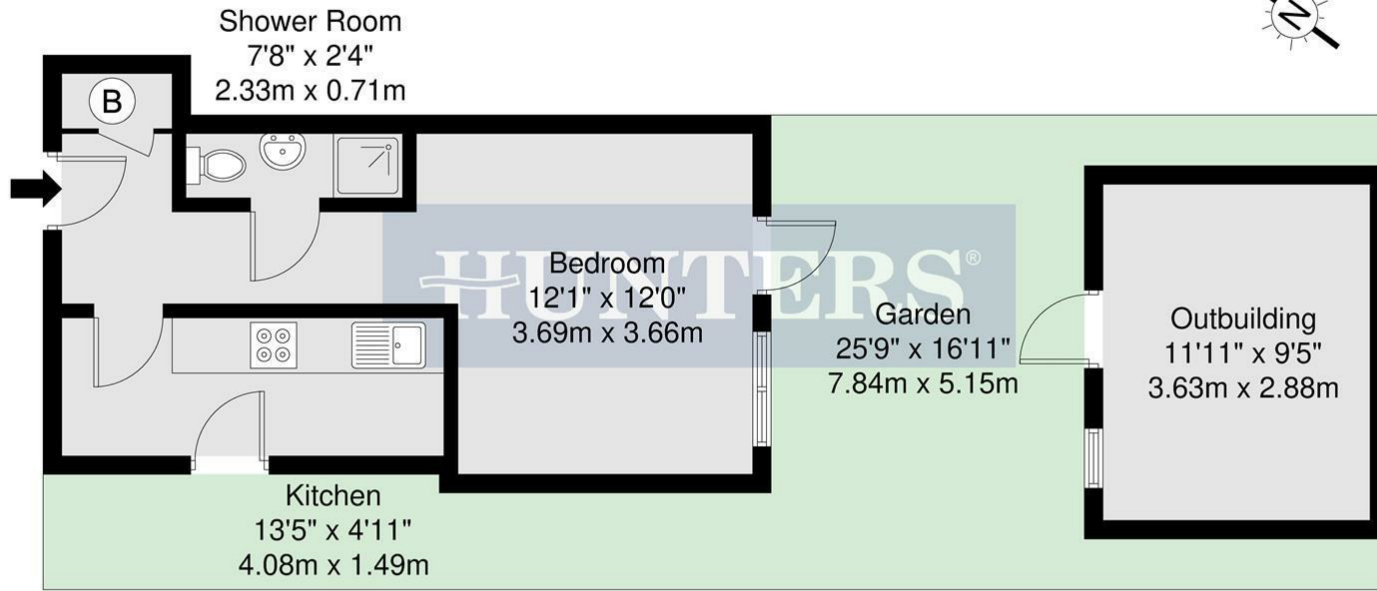
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



KEY FEATURES







Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
27.6 sq m / 297 sq ft

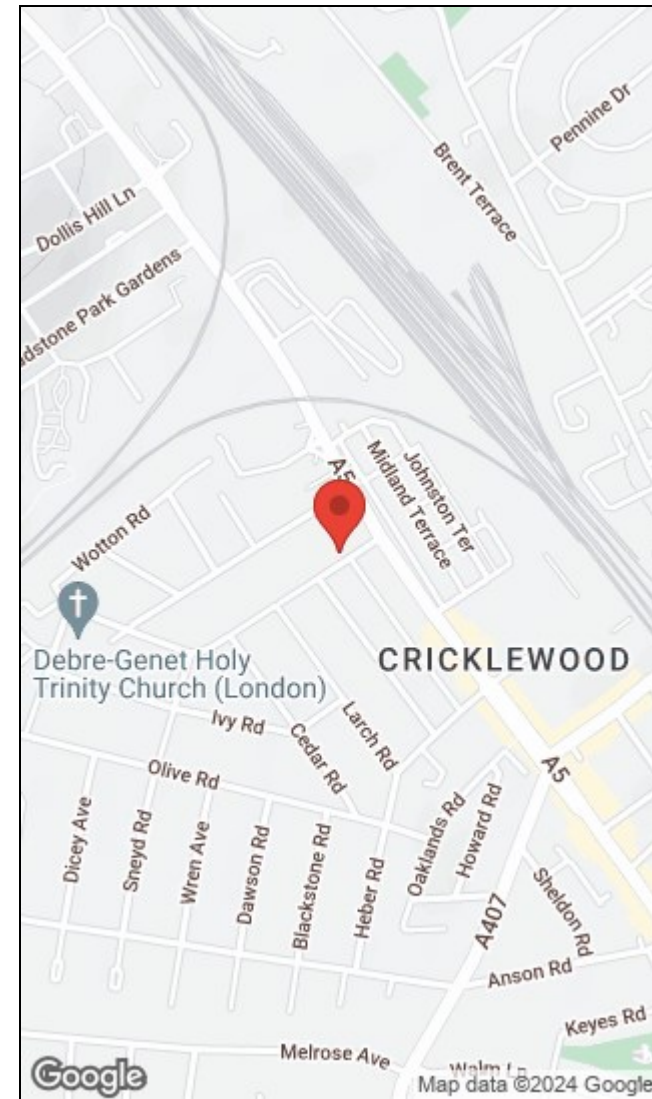
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.7 sq m / 7 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
40.3 sq m / 433 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	
<b>63</b>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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