



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Fordwych Road, West Hampstead, NW2 3NX

£750 PCM

Subject to Contract

- Double bedroom
- Kitchen/diner
- Sash windows
- Great location

- 20 ft Reception rooms
- Bathroom combined w.c
- Gas central heating



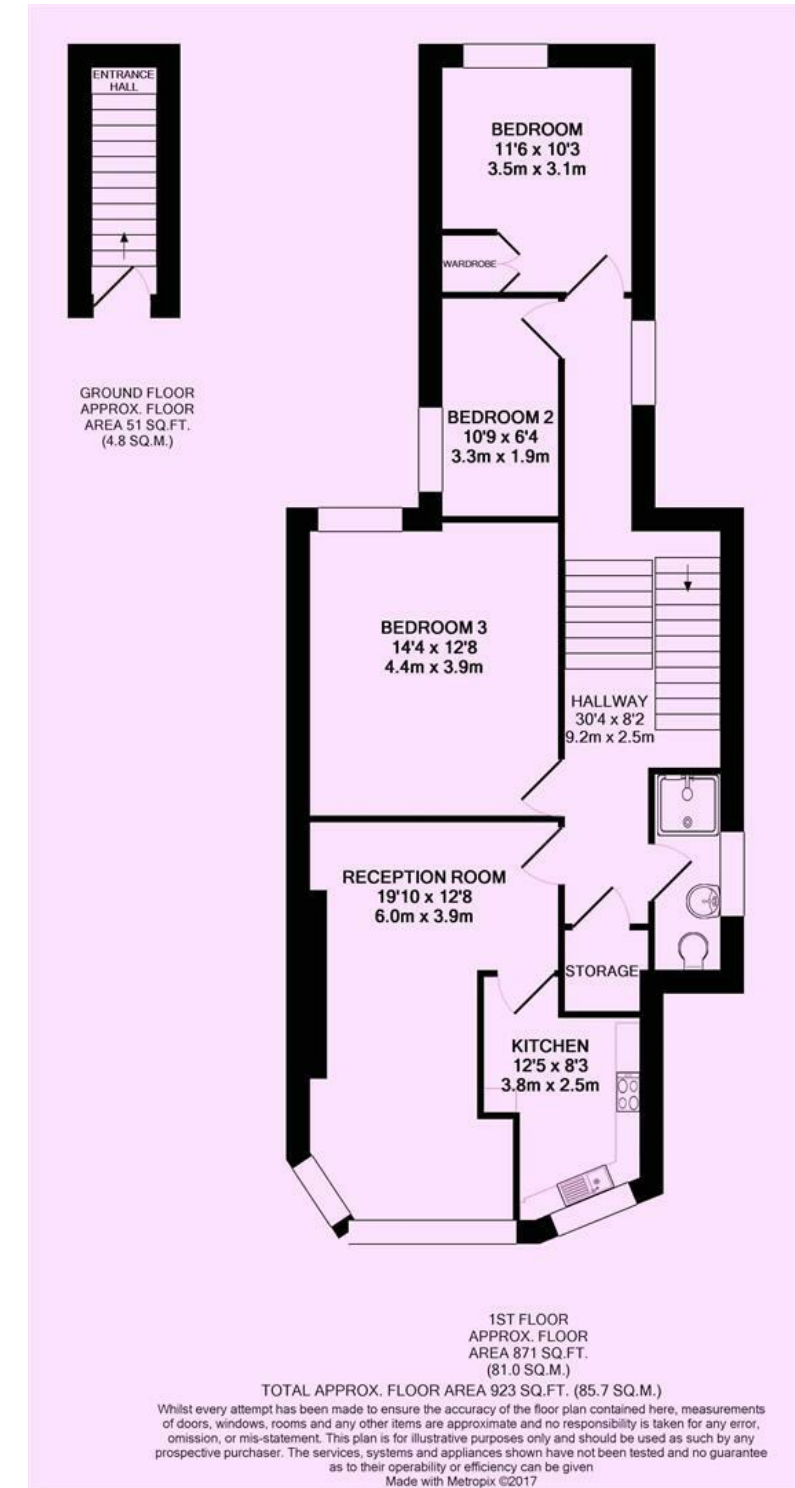
## Fordwych Road, NW2 3NX

A fantastic flat share opportunity in a spacious and well-proportioned double bedroom, situated on the first floor of a distinctive end-of-terrace Victorian-style house. Ideally located close to the wide range of amenities along Edgware Road.

The property offers over 923 square feet of comfortable living space. It comprises a bright and airy 20 ft reception room, a generous 14 ft kitchen/diner perfect for cooking and socialising, and a shared bathroom with W.C. The flat benefits from charming sash windows and gas central heating throughout, adding both character and warmth to the home.

Set on Fordwych Road, a long residential street nestled between West Hampstead and Cricklewood, the location is ideal for professionals seeking both convenience and tranquillity. Excellent transport links are within walking distance, including Willesden Green (Jubilee Line) and Cricklewood Overground Station. The area is also rich in local bars, cafes, restaurants, and shops, making it easy to enjoy everything the neighbourhood has to offer.

Available 12 May.



### Tenure

**Price** £750 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989