



Loporto Browne  
— RESIDENTIAL —



## Lydford Road NW2

£4,500PCM (Deposit: £5,192)

🛏 5 🚿 3 🚗 2





Tax Band: G Furnished: Unfurnished

A detached 5 bedroom family home, renovated to a high standard with a beautiful South East facing, private landscaped garden situated on Lydford Road, in the heart of the highly sought-after Mapesbury conservation area. A stroll away from the wonderful Gladstone Park, The Mapesbury Dell and Willesden Green Tube Station (Jubilee Line).

Energy performance certificate (EPC)		
30 Lydford Road LONDON NW9 5SB	Energy rating <b>F</b>	Valid until: 28 November 2032 Certificate number: 8183-6829-4899-9834-1922
Property type	Detached house	
Total floor area	176 square metres	
<hr/>		
Rules on letting this property		
<div><div>1</div><div>You may not be able to let this property</div></div>		
<p>This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-what-to-do-if-your-property-cannot-meet-the-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-what-to-do-if-your-property-cannot-meet-the-energy-efficiency-standard-landlord-guidance</a>.</p>		
<p>Properties can be rented if they have an energy rating from A to E. The <a href="#">recommendations section</a> sets out changes you can make to improve the property's rating.</p>		

LB Residential  
Grand Union Studios  
332 Ladbroke Grove  
W10 5AD

Email: [hello@lbresidential.co.uk](mailto:hello@lbresidential.co.uk)  
Web: [www.lbresidential.co.uk](http://www.lbresidential.co.uk)  
Tel: 0203 062 6262