



3 Bedroom
Cotswold Gardens, NW2

 **Portland**
Trusted, every step of the way

£2,750 PCM

****A BEAUTIFUL THREE BEDROOM SPLIT-LEVEL FLAR with THREE LARGE DOUBLE BEDROOMS, , TWO BATHROOMS, SEPARATE W/C and a SUBSTANTIAL open plan KITCHEN AND LIVING AREA****

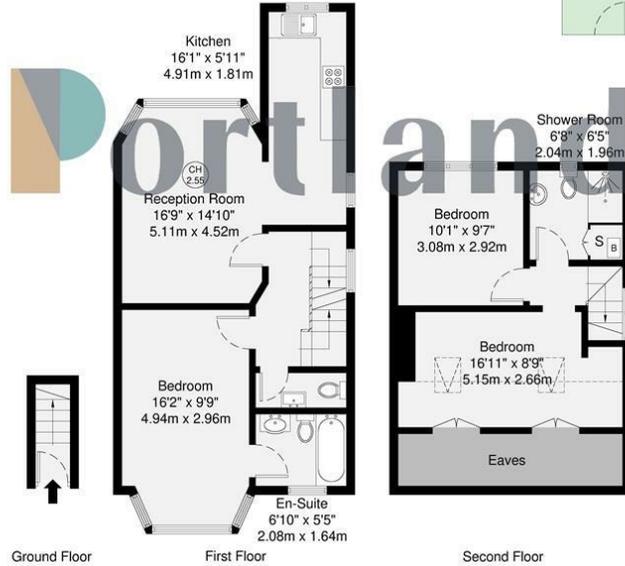
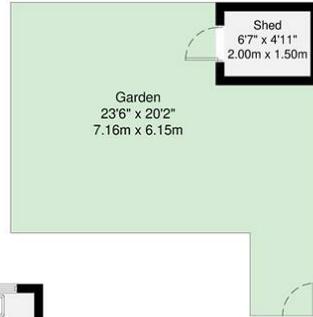
Internally the property benefits from lots of natural light with contemporary design. The property is laid out over two floors with the upper floor occupied by the two double bedrooms and family bathroom. Further benefits on the first floor include an open plan kitchen/living area, large bay-fronted double bedroom benefitting with an ensuite shower room and a well-maintained rear garden which also benefits from side access.

Located just a short distance from the nearest station, this property offers convenient access to public transportation. Cricklewood Thameslink Station is approximately 0.6 miles away, ensuring easy commuting and connectivity to other parts of the city.

- THREE DOUBLE BEDROOMS
- BRIGHT AND AIRY FLAT
- PRIVATE GARDEN
- OFF STREET PARKING
- EPC - C







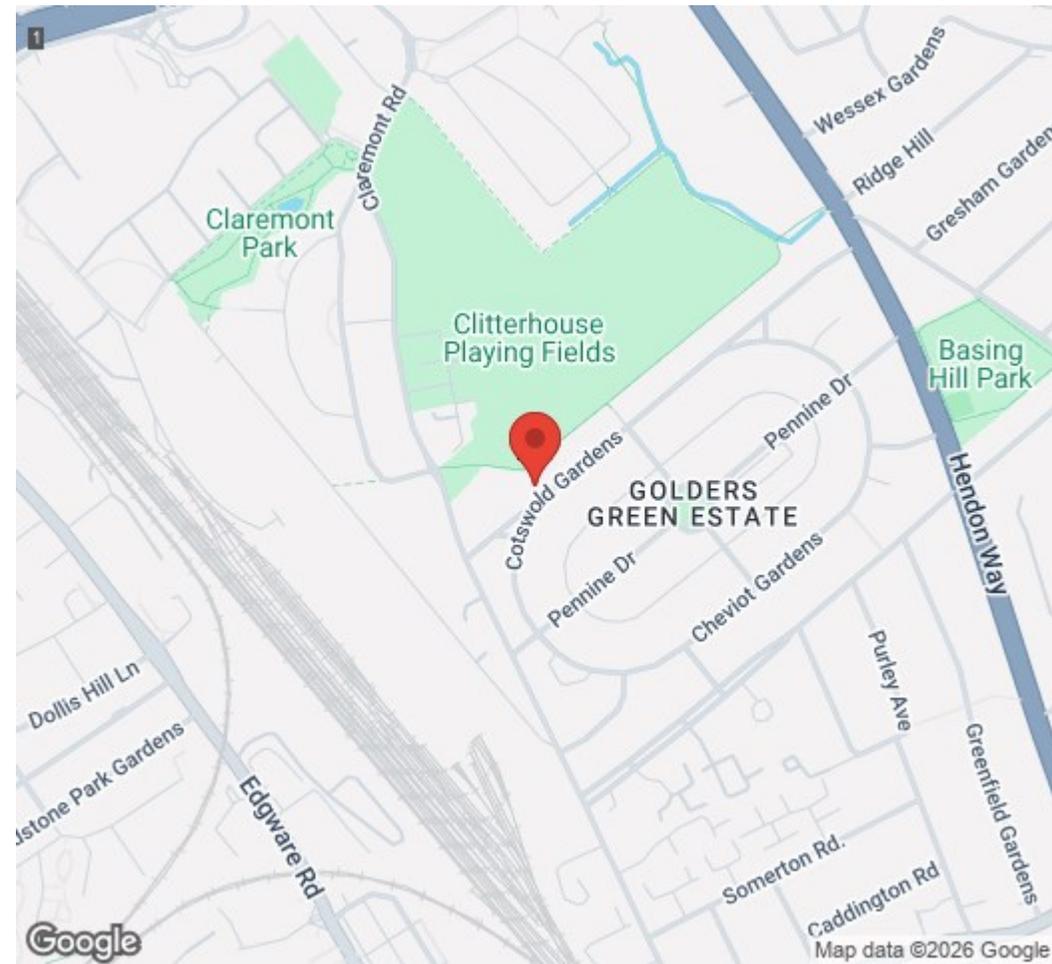
GROSS INTERNAL AREA (GIA)
The footprint of the property
77.6 sq m / 835 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
50.1 sq m / 539 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
12.5 sq m / 134 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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