



Larch Road

London, NW2

£1,450 per month
(£334.62 per week)

VIDEO TOUR AVAILABLE. A spacious 1st floor studio apartment boasting wood floors throughout and plenty of storage situated in this excellent location in a quiet location in Cricklewood.

CHESTERTONS



Larch Road

London, NW2

- A Spacious 1st Floor Recently Refurbished Apartment
- 0 Bedroom/Reception, Open Plan Fitted Kitchen
- Wood Floors Throughout, Storage
- Situated in Quiet Residential Road in Cricklewood



VIDEO TOUR AVAILABLE. A spacious 1st floor studio apartment boasting wood floors throughout and plenty of storage. The property is situated in this excellent location in a quiet location in Cricklewood. Accommodation comprises reception room/bedroom, kitchen, shower room.

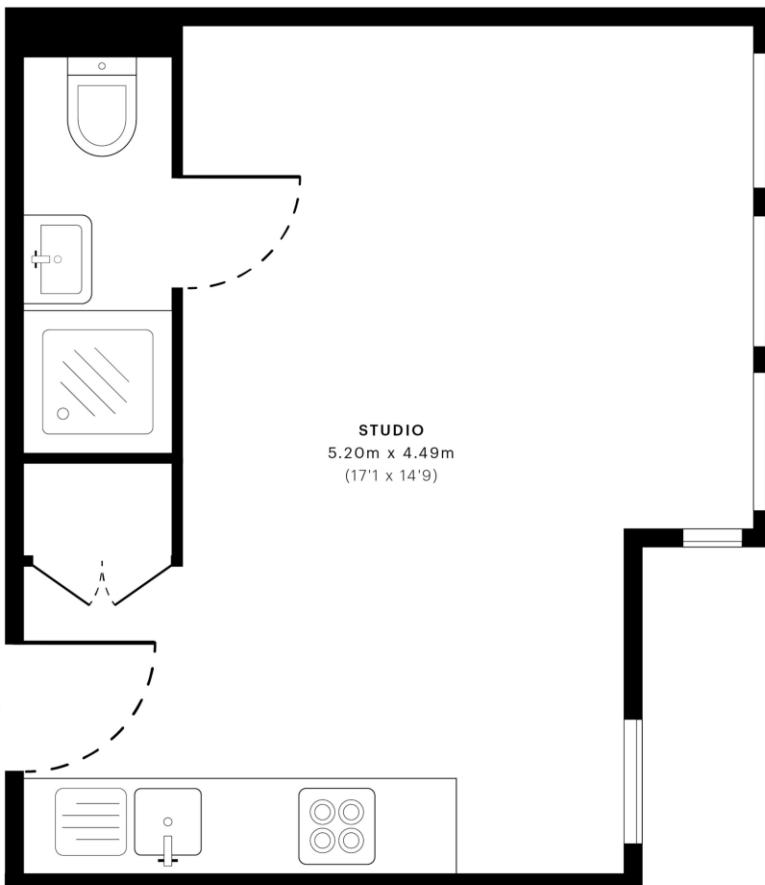
Minimum Term: 12 months
Deposit Required: £1,673.08
Local Authority: Brent London Borough Council
Council Tax Band: E
EPC Rating: E
Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	
(81-61)	B	
(60-40)	C	
(59-38)	D	
(38-24)	E	
(23-18)	F	45
(17-0)	G	66
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Lettings

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Hampstead
London
NW3 1QH
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02077941125
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
21.41 sqm / 230.46 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
21.13 sqm / 227.44 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 21.77 sqm / 234.33 sqft
IPMS 3C RESIDENTIAL 21.49 sqm / 231.32 sqft

Spec ID 5632093c5bed1f80e3b070a59

