



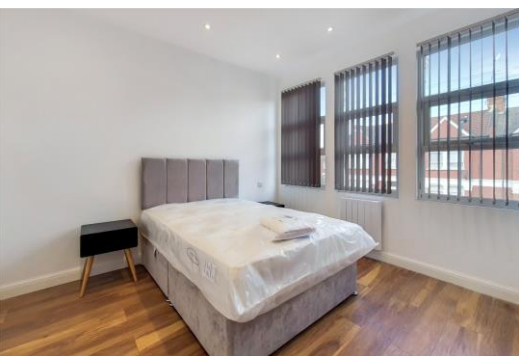
# Larch Road

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

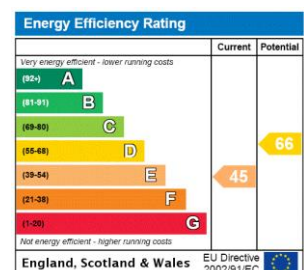
## London, NW2

- 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**



### Chestertons Hampstead Lettings

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
[hampsteadlettingsusers@chestertons.co.uk](mailto:hampsteadlettingsusers@chestertons.co.uk)  
 02077941125  
[chestertons.co.uk](http://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](http://chestertons.co.uk/property-to-rent/applicable-fees)

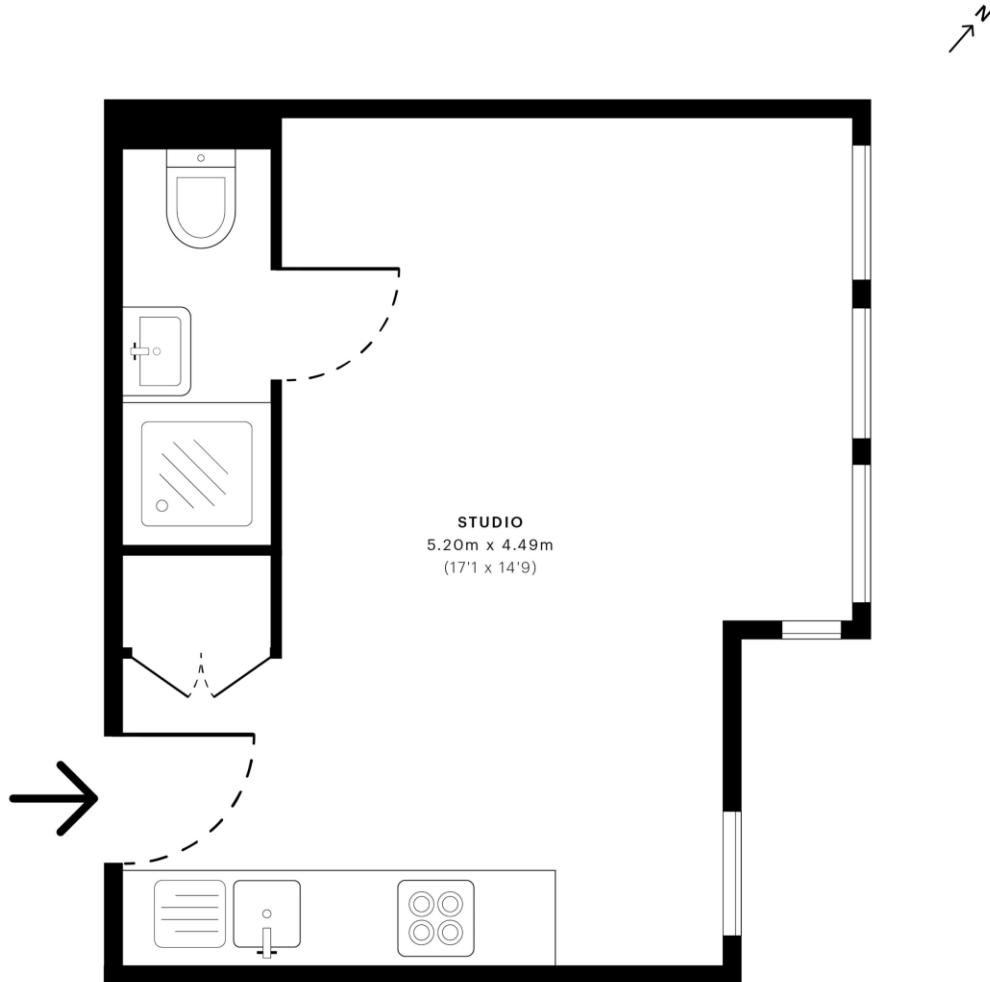


Larch Road, NW2

CAPTURE DATE 14/09/2022 LASER SCAN POINTS 10,872,565

GROSS INTERNAL AREA

21.41 sqm / 230.46 sqft

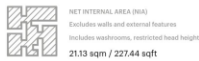


STUDIO  
5.20m x 4.49m  
(17'1 x 14'9)

— 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 walkways, 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 1.5m  
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.

IPM6 3B RESIDENTIAL 21.77 sqm / 234.33 sqft  
IPM6 3C RESIDENTIAL 21.49 sqm / 231.32 sqft

SPEC ID 5632093c5bed1f80e3b070a59

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