



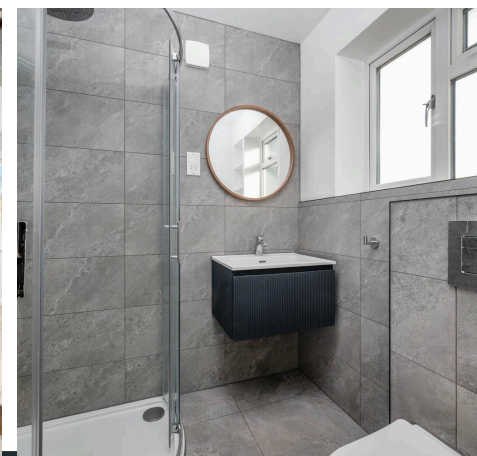
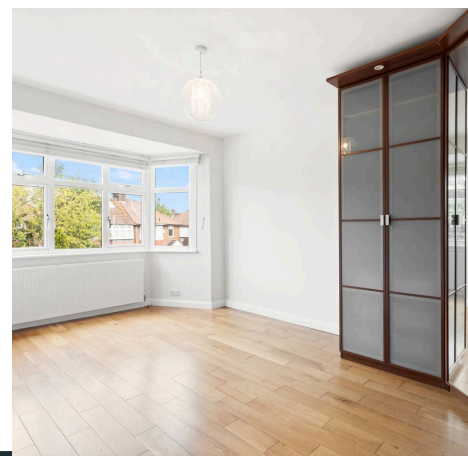
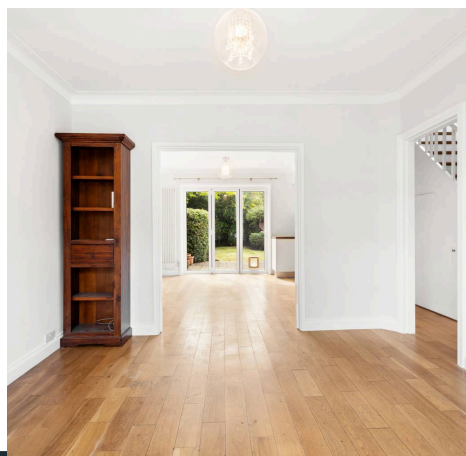
Pearl & Chance

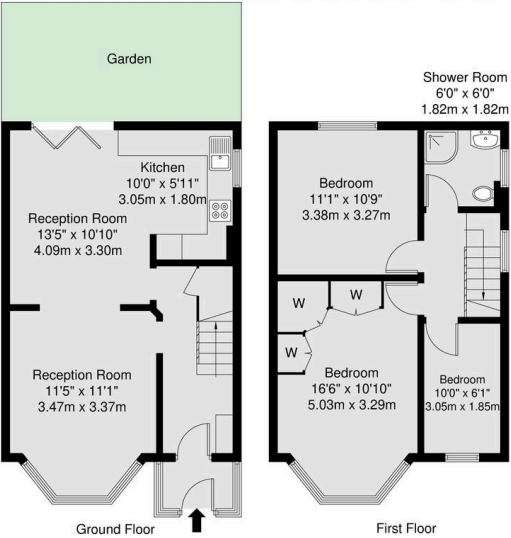
Cumbrian Gardens, London, NW2
£2,750 pcm

Cumbrian Gardens, London, NW2

Available from 18th September 2026, this bright and well presented three bedroom semi detached house is situated on the highly sought after Golders Green Estate. The property offers wooden flooring throughout, two reception rooms, a modern kitchen and bathroom, two generous double bedrooms, a versatile third bedroom or home office, and a South East facing garden. Ideally located close to Golders Green, West Hampstead and the future Brent Cross Town regeneration scheme.

- Available 18th September 2026
- New Bathroom
- Deposit £3,173
- Unfurnished
- Two Receptions
- South Facing Garden
- Off Street Parking
- Close to Major Roads





GROSS INTERNAL AREA (GIA)
The footprint of the property
85.9 sq m / 924 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 28 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 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.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Pearl & Chance

1 Hoop Lane, London - NW11 8JR

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>



IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.