



Pearl & Chance

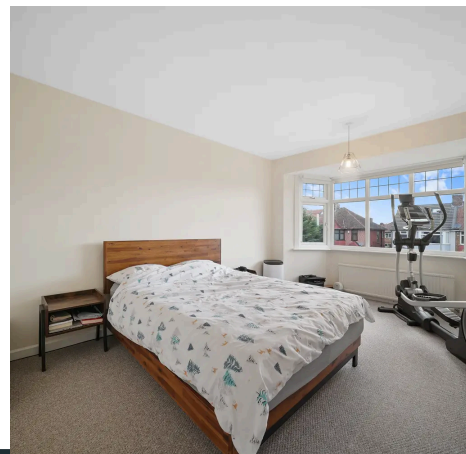
Cheviot Gardens, London, NW2

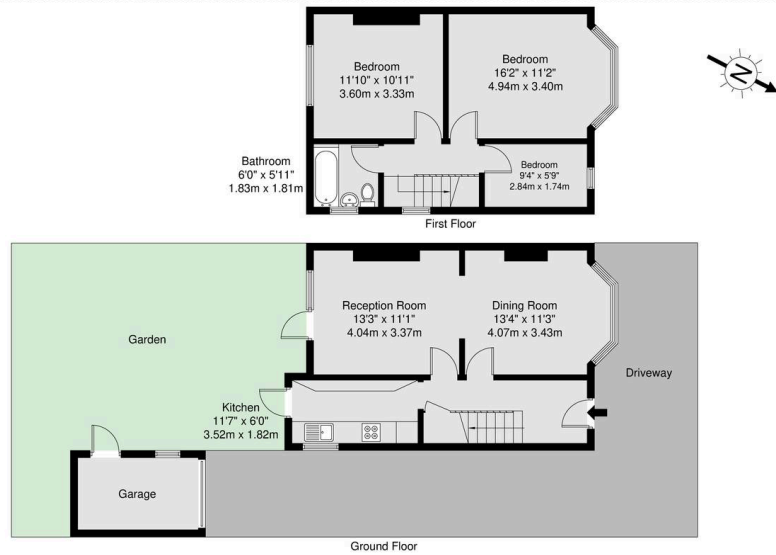
£2,700 pcm

## Cheviot Gardens, London, NW2

Available from the end of July! This charming 3-bedroom semi-detached family home is situated on a popular residential road. It features a spacious through lounge reception and a fully fitted separate kitchen. The thoughtfully designed layout includes three well-proportioned bedrooms. The property also benefits from off-street parking and a generous private rear garden. With good access to major roads, transport links and local amenities such as Brent Cross shopping centre and Golders Green High Street. This property must be viewed, contact us today to arrange a viewing.

- Deposit £3,115
- Available End of July
- 3 Bedrooms
- Off Street Parking
- Unfurnished
- Private Rear Garden
- Good Access to Major Roads
- Council Tax Band: E





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
85.1 sq m / 916 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0sq m / 0.0 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+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



## Pearl & Chance

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<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.