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HERE TO GET *you* THERE

3 2 1

# Larch Road, London, NW2

## Per Calendar Month £2,850 Per Calendar Month



\*\*\* £100.00 PAID TOWARDS YOUR MOVE \*\*\*

Magnificent, extensively renovated three bedroom garden flat on this pretty and quiet street.

Having been fully renovated to the highest standard, the property features wooden flooring throughout, three sizeable double bedrooms, large open plan kitchen with all new fitted appliances and immaculately repaved garden. Available now.

Larch Road is a quiet residential turning in the heart of Cricklewood, moments from the abundance of shopping outlets, restaurants and trendy bars of Cricklewood Broadway, as well as easy access to the Jubilee Line at Willesden Green.

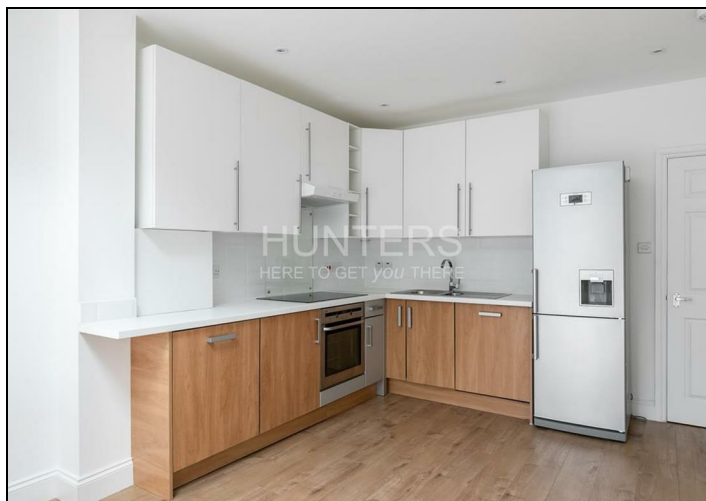
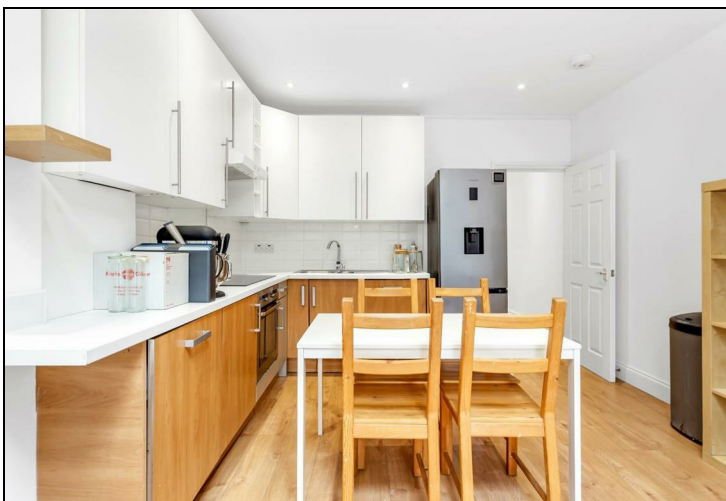
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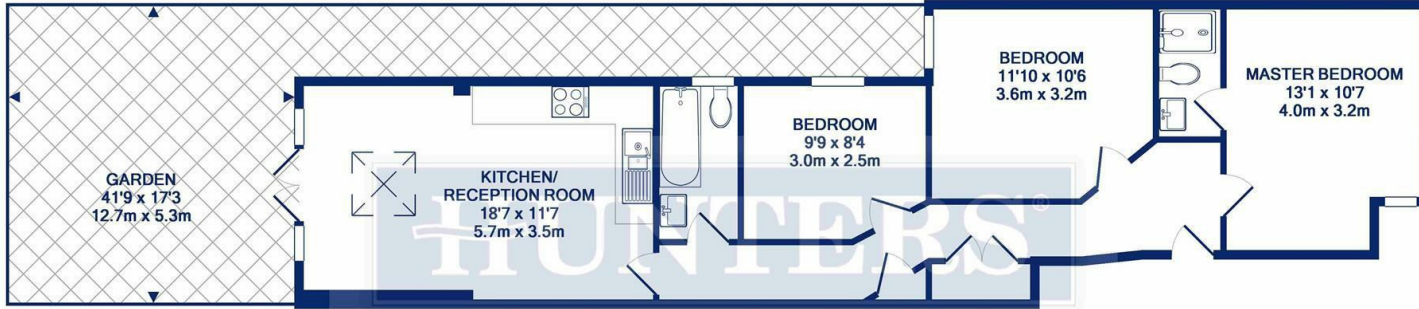
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## KEY FEATURES

- Three Bedroom
- Two bathrooms
- Large living area
- Extensively renovated
  - Private garden
  - Modern kitchen

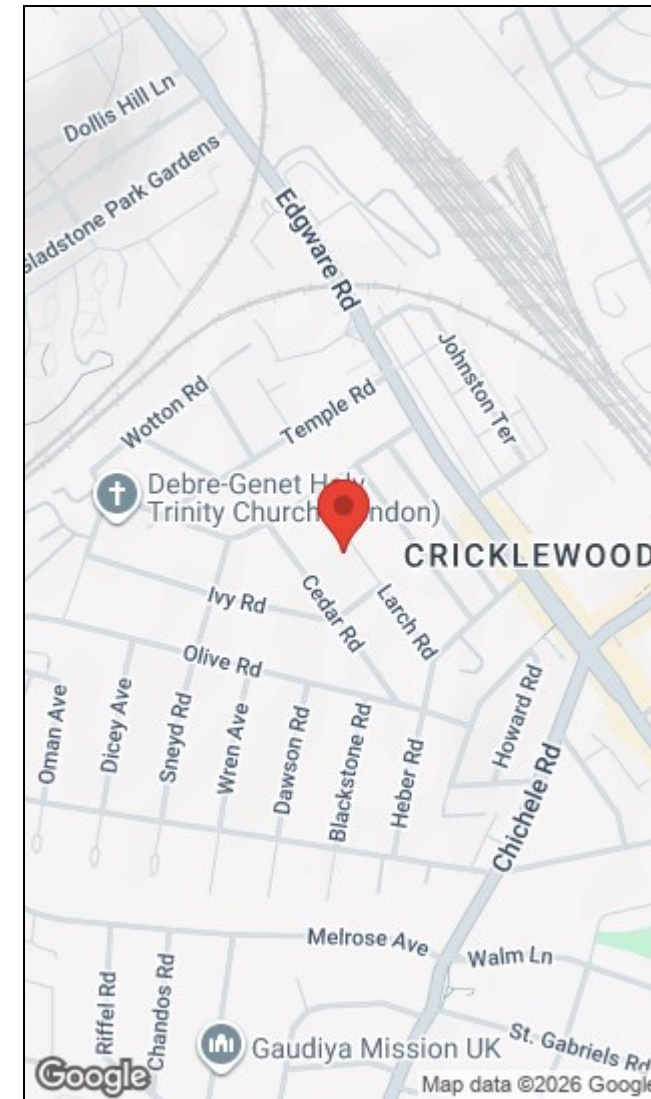






TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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