



Larch Road

Cricklewood, NW2

£2,900 per month
(£669.23 per week)

VIDEO TOUR AVAILABLE. A 3 bedroom ground floor apartment in new building with wood floors throughout and a private terrace in quiet residential road in Cricklewood.

CHESTERTONS



Larch Road

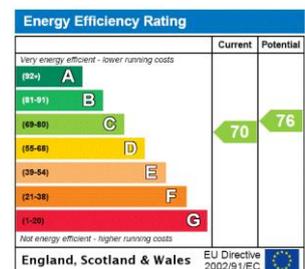
Cricklewood, NW2

- A Ground Floor Apartment in New Building
- 3 Bedrooms, 2 Bathrooms, Reception, Fitted Kitchen
- Wood Floors Throughout,, Private Terrace, Sharers Accepted
- Situated in a Quiet Residential Road in Cricklewood



VIDEO TOUR AVAILABLE. A 3 bedroom ground floor apartment with wood floors throughout and a private terrace. The property is situated in a quiet residential road in Cricklewood. Accommodation comprises reception room, open plan fully fitted eat in kitchen leading to the terrace, master bedroom with en-suite shower room, 2 further double bedrooms, family bathroom.

Minimum Term: 12 months
Deposit Required: £3,346.15
Local Authority: Brent London Borough Council
Council Tax Band: E
EPC Rating: C
Furnished



Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
 hampsteadlettingsusers@chestertons.co.uk
 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

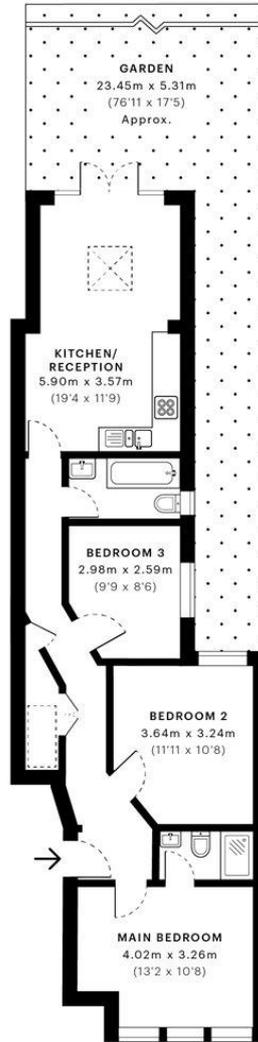


Larch Road, NW2

CAPTURE DATE 14/09/2022 LASER SCAN POINTS 66,264,845

GROSS INTERNAL AREA

72.42 sqm / 779.52 sqft



— Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
72.42 sqm / 779.52 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head height.
68.89 sqm / 741.53 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m.
1.44 sqm / 15.50 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 98 RESIDENTIAL 72.91 sqm / 784.80 sqft
IPMS 2C RESIDENTIAL 69.39 sqm / 746.80 sqft

SPEC ID 563209350635d440e32c3887d

