



## Naturally Bright & Stylish Two Bedroom Apartment

Temple Road, Cricklewood, NW2

Available 6 April - £450 per week\* (£1,950 pcm) \*Fees may apply

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- Reception room with bay window
- Dining room
- Fully fitted kitchen
- Master bedroom
- Single bedroom
- Family bathroom

This stylish first floor apartment is flooded with natural light and located on a very quiet road in Cricklewood. The apartment is available on a fully furnished basis in a lovely comfortable style and benefits from good storage, reception room with a separate dining room off the kitchen, two bedrooms and bathroom. The property is conveniently situated near to various eateries, open spaces and Cricklewood Station (Thameslink), buses and Jubilee Line.

- Available 6 April - Furnished
- Brent Council Tax Band: D £1,924.45 PA
- EPC Rating: 62/D
- Approx. Gross Internal Area: 866 Sq Ft



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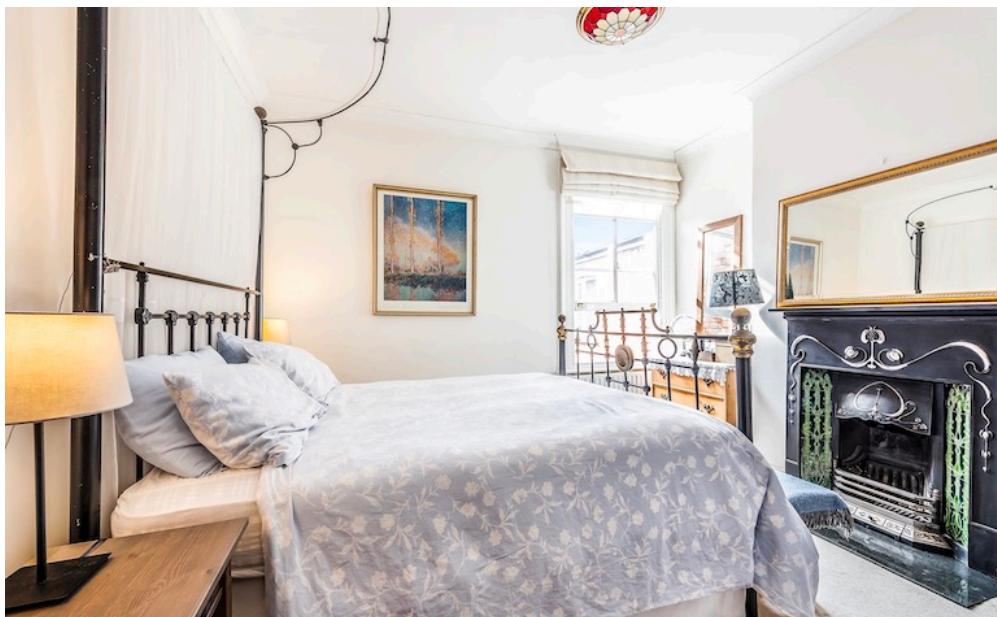


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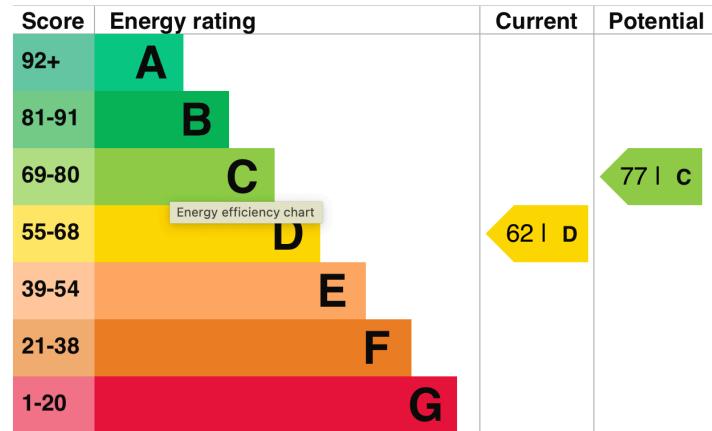


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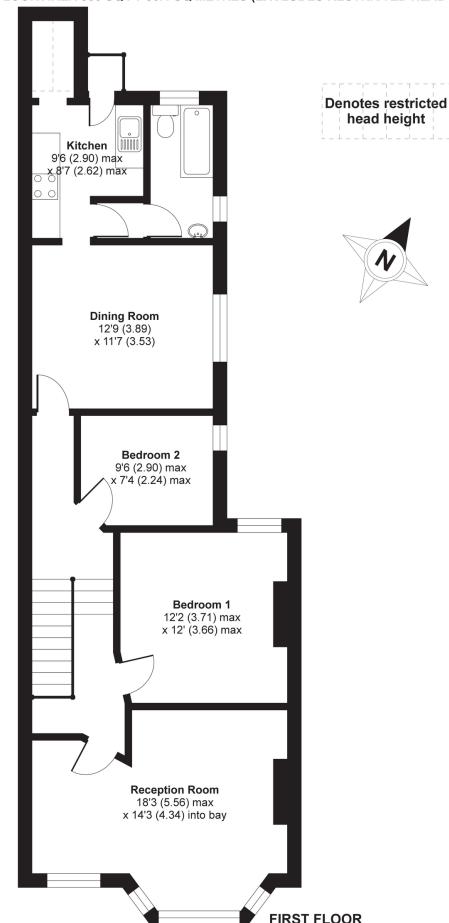
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Approx Gross Internal Area: **866 Sq Ft / 80.4 Sq M**



## Temple Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 866 SQ FT 80.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR

\* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square foot of the property from the floor plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included