



5 Bedroom
Cheviot Gardens, NW2

 **Portland**
Trusted, every step of the way

£3,950 PCM

A stunning, and fully refurbished, four-bedroom family home in the heart of the Golders Green Estate.

Rarely available, this beautifully presented four-bedroom, two-reception, semi-detached home is ready for a family to move straight in.

Situated on a peaceful, tree-lined residential road, this impressive property perfectly blends modern comfort with practical family living.

This larger than average home provides four generous bedrooms with fitted storage solutions, two bright reception rooms (or a fifth bedroom), a separate and brand-new kitchen with ample room for a large dining table and two stylish contemporary bathrooms, all finished to a high standard.

Semi-detached with excellent natural light yet retaining a sense of privacy, the house enjoys a large and private rear garden, fitted with artificial turf to provide a very low maintenance yet perfect space for outdoor play, entertaining, or relaxing and benefitting further from a generous outbuilding.

A gravel driveway provides off-street parking for multiple cars.

- ** FULLY REFURBISHED **
- LARGE Family Home
- Semi Detached
- LARGE Private Garden
- OFF-STREET PARKING
- Quiet Location
- Close to Transport
- EPC Band C







GROSS INTERNAL AREA (GIA) The footprint of the property 126.1 sq m / 1357 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3 sq m / 32 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 161.7 sq m / 1955 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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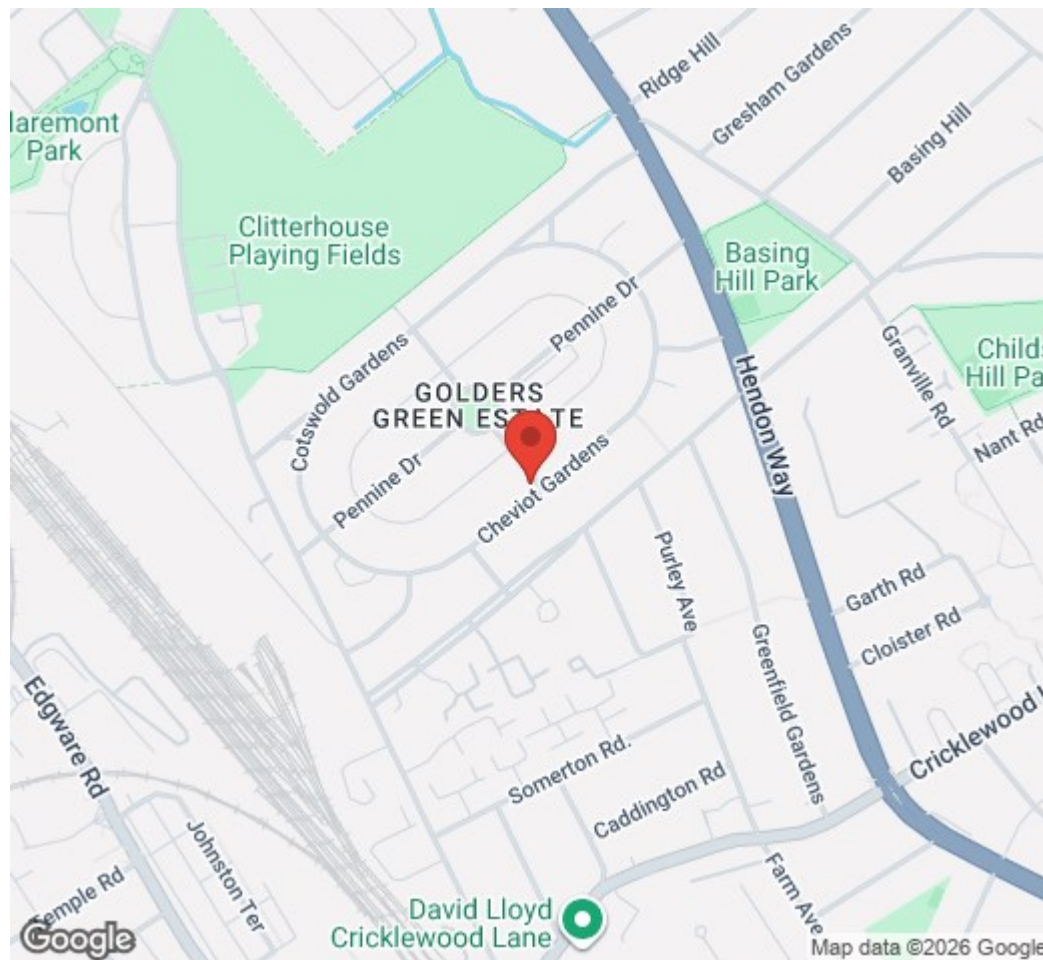
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	