



2 Bedroom
Ivy Road, NW2

Portland
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£1,900 PCM

** FULLY REDECORATED including NEW CARPETS throughout **

This newly redecorated, two-bedroom first-floor flat at 78b Ivy Road, NW2, offers a perfect blend of modern comfort and convenient city living. Situated in a quiet residential street in the heart of Cricklewood, this bright and spacious home occupies the first floor of a charming period conversion, and has just been tastefully updated throughout.

Inside, the property features two generous double bedrooms, a stylish bathroom complete with bathtub and overhead shower, and a large, light-filled living room with a characterful bay window. The separate kitchen offers plenty of storage and worktop space, making it ideal for home cooking or entertaining. With double glazing, gas central heating, and fresh neutral décor throughout, the flat is ready to move into and would suit professionals, couples, or small families.

Location is a real highlight here. The flat is just 0.3 miles from Cricklewood Thameslink Station, offering fast connections to King's Cross St Pancras in around 15 minutes, and only 0.6 miles from Willesden Green Underground Station (Jubilee Line ZONE 2).

For green space, the wide open lawns and tennis courts of Gladstone Park are just a short 8-minute walk away. Local shops, cafes, and restaurants can be found along Cricklewood Broadway, while Brent Cross Shopping Centre is a short drive or bus ride away for larger retail needs.

Available immediately, and offered unfurnished or part-furnished, this well-presented flat offers excellent value in a sought-after North West London location. Early viewing is highly recommended.

- ** FULLY REDECORATED THROUGHOUT **
- NEW CARPETS
- LARGE Reception
- SEPARATE Kitchen
- Quiet Location
- Close to park
- Close to transport
- EPC Band D

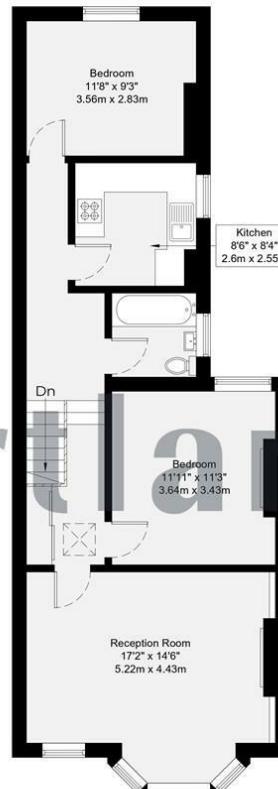
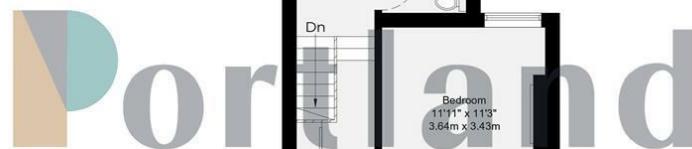




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Ivy Road, NW1

GROSS INTERNAL AREA
67 sq m / 720 sq



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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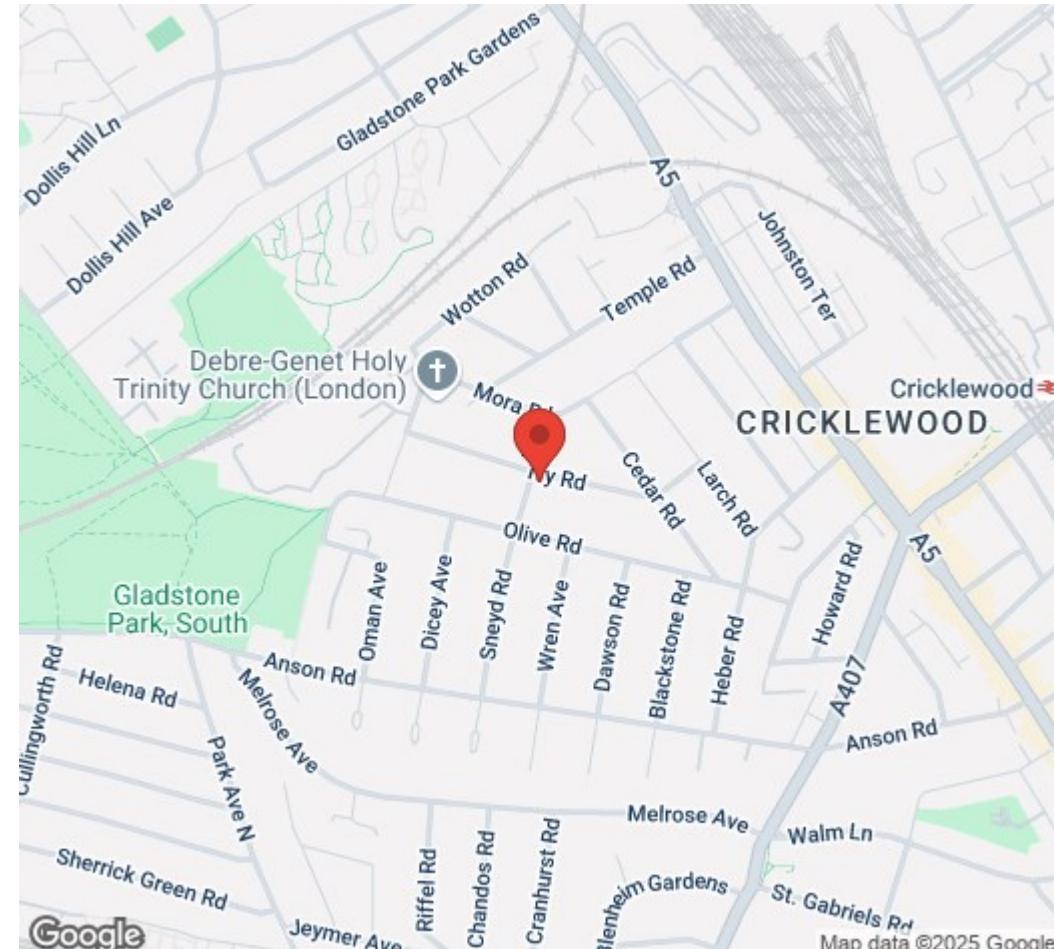
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Energy Efficiency Ratings

A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). The chart includes numerical ranges in brackets above each bar: (92 plus) for A, (81-91) for B, (69-80) for C, (55-68) for D, (39-54) for E, (21-38) for F, and (1-20) for G. Below the scale, the text 'Very energy efficient - lower running costs' is above the A and B bars, and 'Not energy efficient - higher running costs' is below the G bar. To the right of the scale, the word 'Current' is above the A bar, and 'Potential' is above the G bar. Two orange arrows point to the '62' rating: one from the 'D' bar and another from the '6' label.

Environmental Impact (CO₂) Rating

Category	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.