



 **Portland**  
ESTATE AGENTS

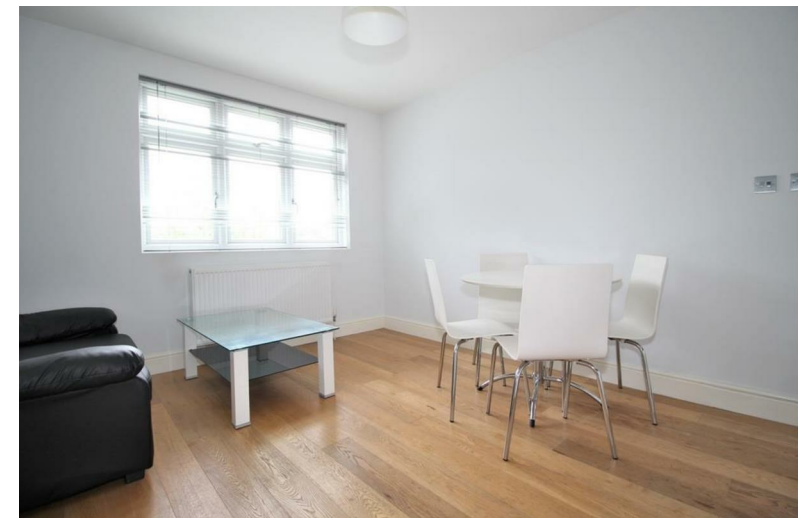
Fordwych Road, NW2

£1,517 PCM  
[www.portlandestateagents.co.uk](http://www.portlandestateagents.co.uk)

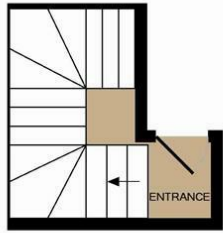
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We offer to the lettings market, a top floor two double bedroom flat in excellent condition. Set on a tree lined residential road, just a short walk from a wide variety of shops, cafes and a choice of transport links that service the whole of London and beyond. Offered fully furnished and available immediately.

- FULLY FURNISHED
- TWO DOUBLE BEDROOMS
- Excellent Location
- Modern Decor
- Gas Central Heating
- Top floor
- EPC Band C







ENTRANCE FLOOR



2ND FLOOR

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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### Portland Estate Agents

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| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
|   |                         | <b>79</b> | <b>79</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |           |
| (92 plus) <b>A</b>  |                         |           |           |
| (81-91) <b>B</b>  |                         |           |           |
| (69-80) <b>C</b>  |                         |           |           |
| (55-68) <b>D</b>  |                         |           |           |
| (39-54) <b>E</b>  |                         |           |           |
| (21-38) <b>F</b>  |                         |           |           |
| (1-20) <b>G</b>   |                         |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |           |
|   |                         | <b>84</b> | <b>84</b> |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |           |

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.