

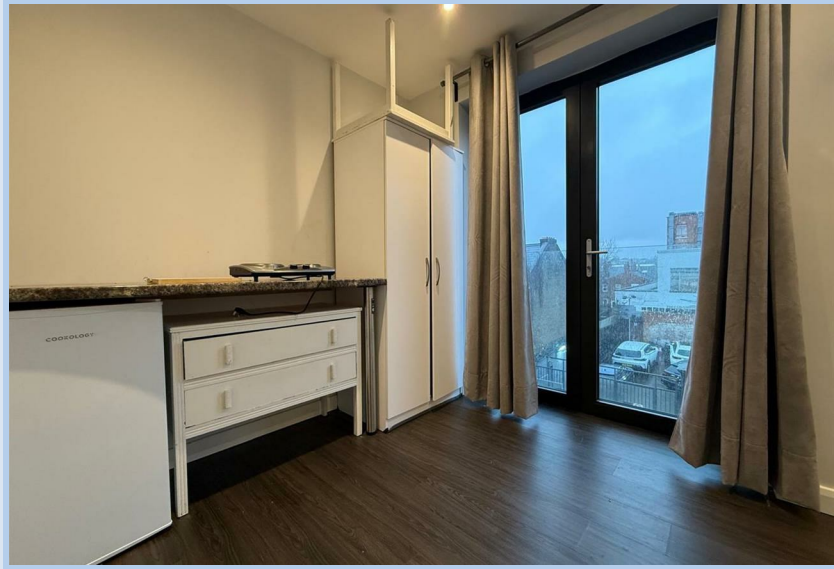


Viewings by appointment
0207 483 2611

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, NW2 6RX

£995 *fees apply



This well-presented studio-style room offers practical and private accommodation for a single professional, with basic kitchen facilities within the room including a fridge and two-ring hob, and a bathroom shared with only one other studio, located in a convenient North West London setting.

The room is bright and neutrally decorated, providing a clean and comfortable living space with good natural light and modern finishes. The in-room kitchen facilities allow for everyday meal preparation without the need for a shared kitchen.

The bathroom is modern and well maintained, featuring contemporary tiling and a walk-in shower, and is shared with just one other studio. The property is well positioned for local amenities and transport links, making it ideal for commuting professionals.

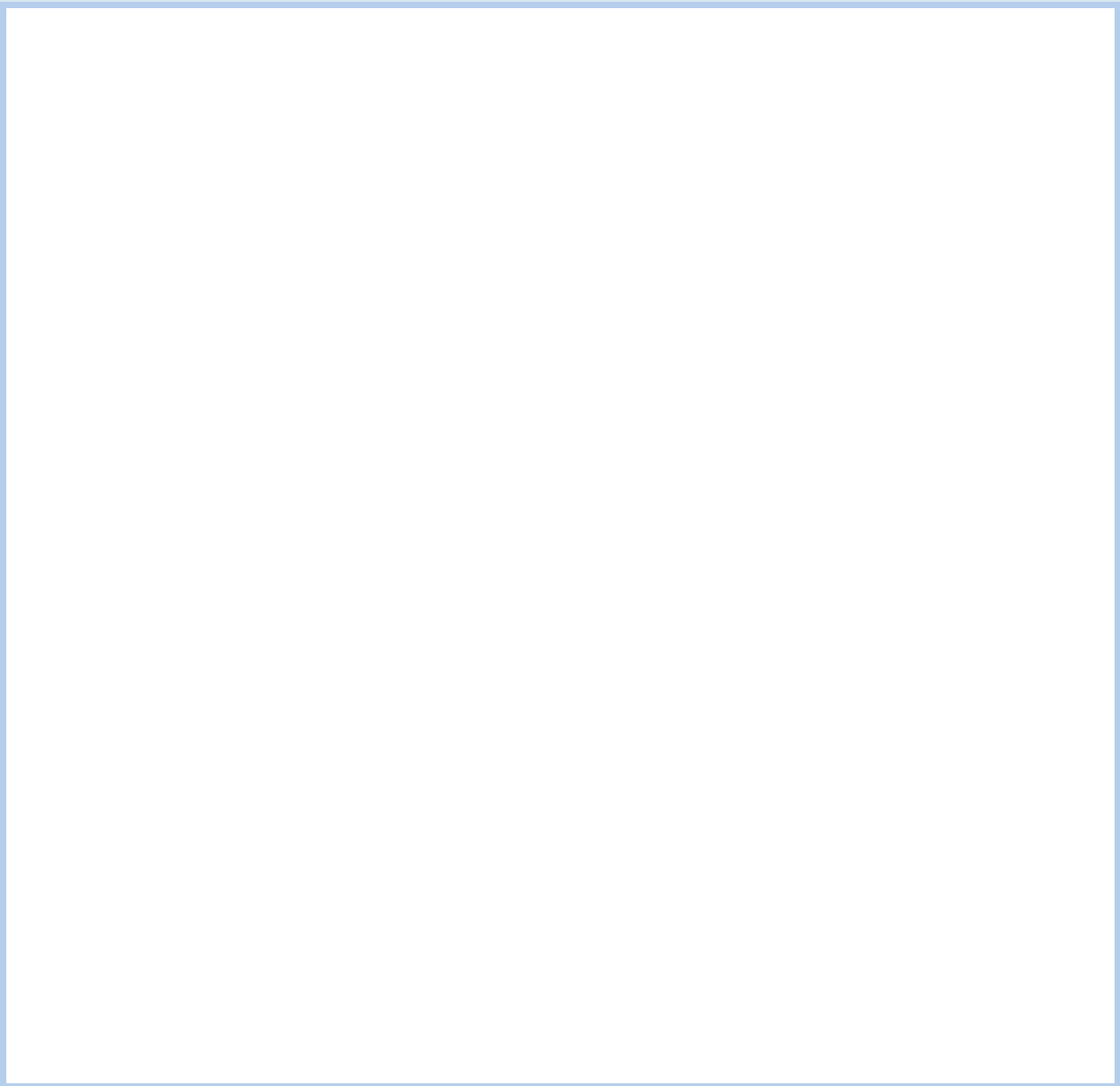
Key Features

- Studio-style room
- In-room kitchen facilities including fridge and two-ring hob
- Bathroom shared with only one other studio
- Modern bathroom with walk-in shower
- Bright, clean and neutrally decorated
- Convenient Cricklewood location
- Suitable for single occupancy

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



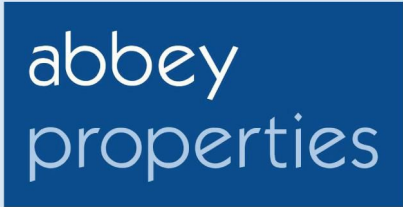
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91)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

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*All Fees stated are inclusive of VAT
(calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

Important Notice
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