

CAMERONS STIFF & Co.

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Lechmere Road, NW2



TO LET A beautifully presented three bedroom new-build property, offering 1189 sq ft of internal living accommodation. Situated on a sought-after residential road in the heart of Willesden Green, the property offers an exceptional opportunity to reside in a sizeable and thoughtfully arranged family house in an interconnected location.

The Ground Floor is comprised of two predominant living areas; there is a sizeable reception room at the front, whilst a generous kitchen/entertainment space is situated at the rear. Owing to a set of French doors and two skylights, this space is abundant in natural light throughout the day. A 36 ft rear garden with artificial turf is accessible through the kitchen.

The First Floor offers two large bedrooms, both of which are serviced by a comprehensive family bathroom in the midriff. The Second Floor is an exemplar example of a loft conversion, and houses the principal en-suite bedroom.

Lechmere Road is a quiet residential road in Willesden Green. A vast array of amenities, eateries and cafes are within walking distance on Walm Lane. The award winning Gladstone Park and Roundwood Park are also a short distance away. Local transport links include Willesden Green (Jubilee).

Viewing is highly recommended.

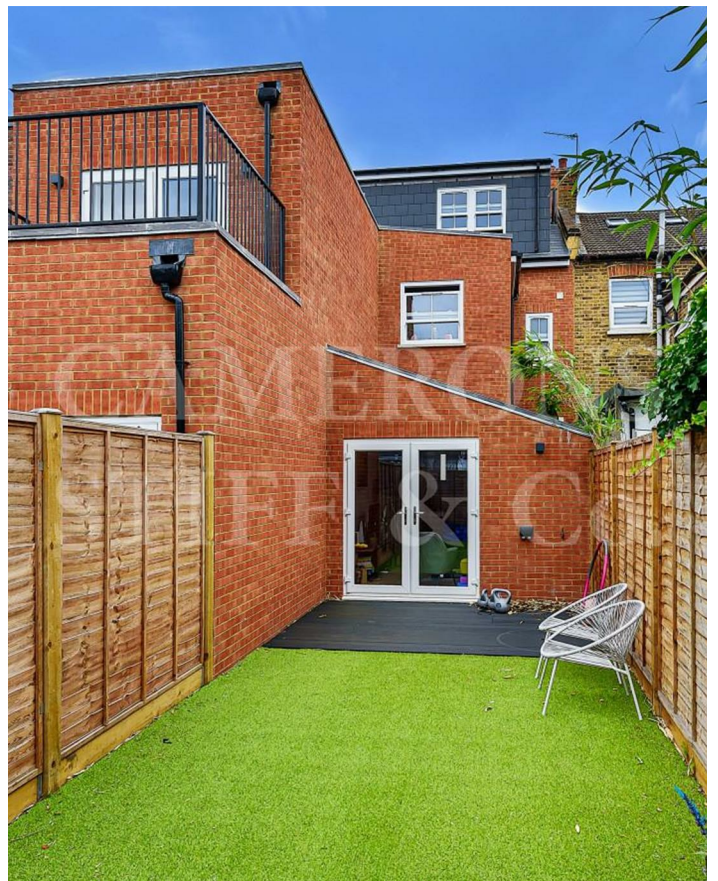
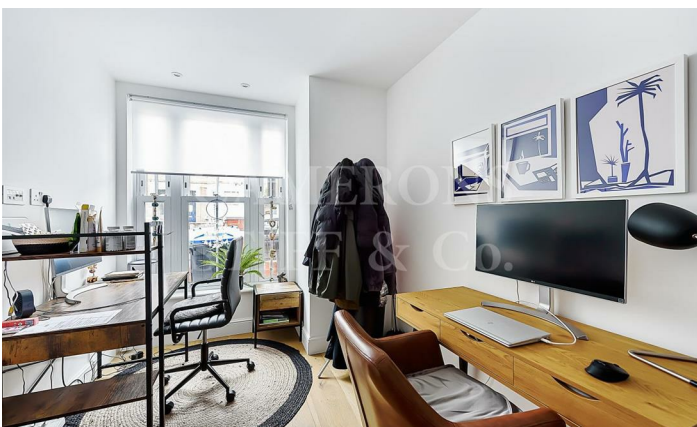
- Available 10th November 2022
- Offers in excess of 1189 sqft of internal living accommodation
- 36ft rear garden featuring artificial turf
- A beautifully presented three bedroom new-build property
- Comprises 3 bedrooms, 2 bathrooms (1 ensuite) and 1 W/C
- Deposit: ££3576

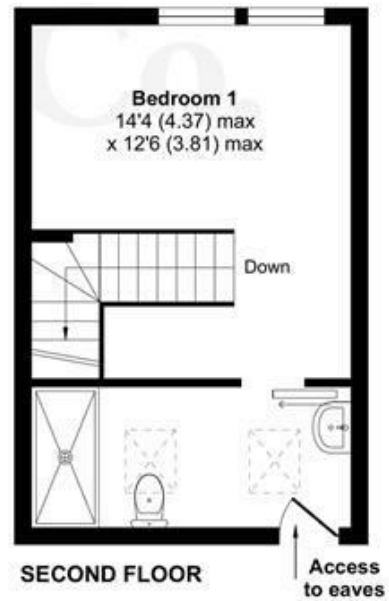
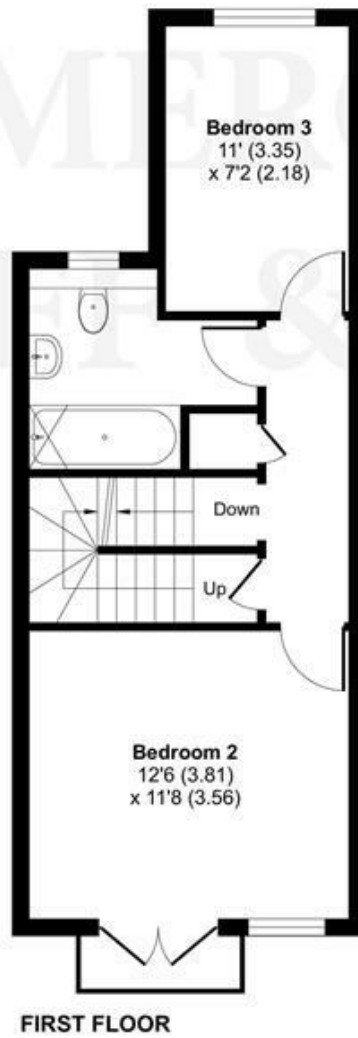
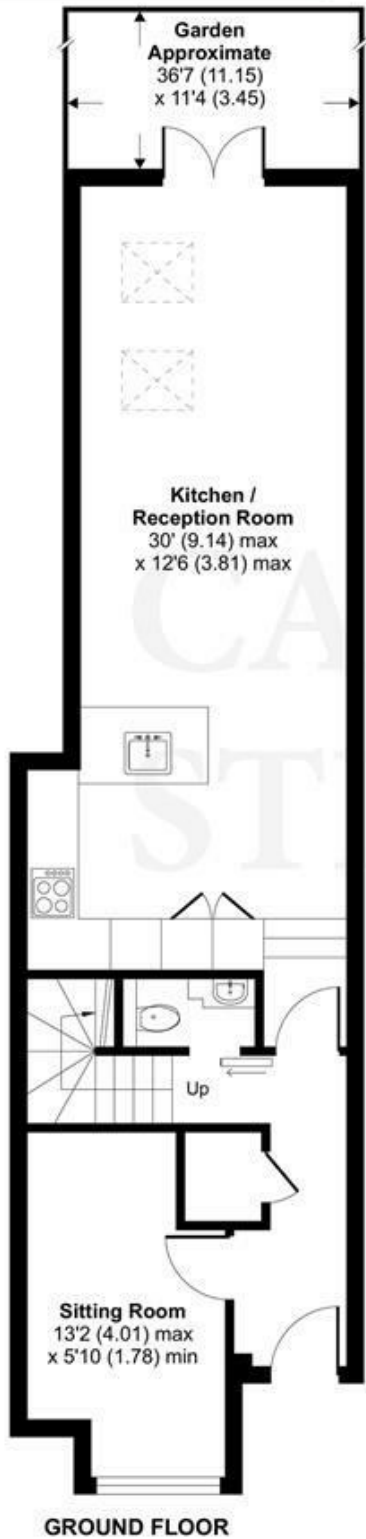
£3,100 Per Month

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 869407

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