



LB

Loporto Browne

— RESIDENTIAL —

Radcliffe Avenue, London, NW10 5XU

£2,700PCM (Deposit: £3,115)

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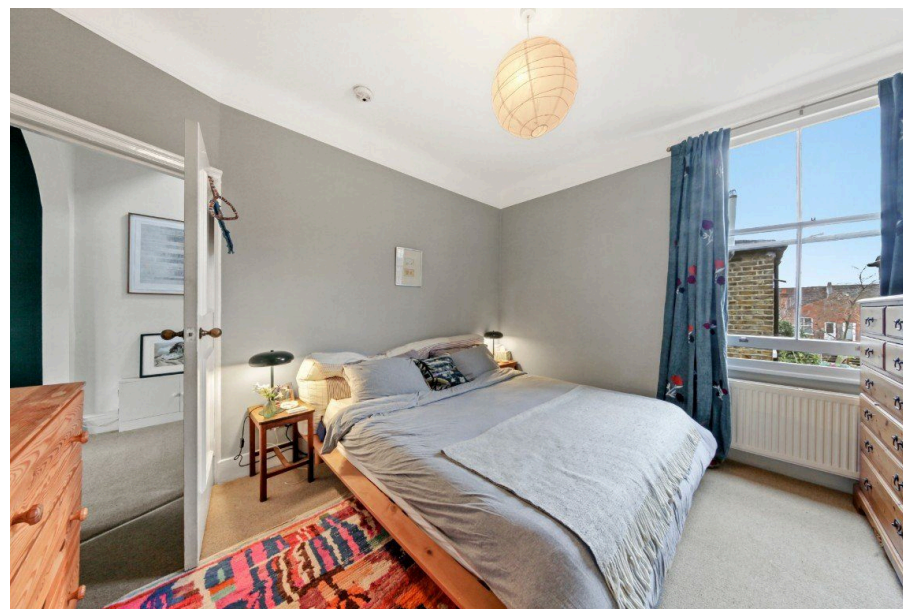


Tax Band: C Furnished: Part furnished

A stylish 2 bedroom, top floor apartment with access to a sunny garden, located on a residential tree-lined street close to the wonderful Roundwood Park and conveniently located close to Willesden Junction for excellent transport Links.

Arranged over the top floor of a lovely period property, this spacious and charming apartment feels like home. The generous layout features a stylish reception room drenched in natural sunlight which also enjoys a period fireplace. There are 2 double bedrooms, a spacious kitchen with plenty of space to dine and enjoy family dinners. The kitchen overlooks and has side access to the garden. There is also a family bathroom.

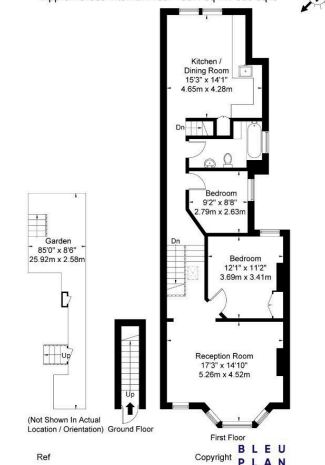
Radcliffe Avenue is a superb location, in close walking distance to College Road where you will find a range of local cafes and shops, including local favourite The Island pub, L'Angolo Delicatessen, and Sonora.





### Radcliffe Avenue NW10 5XU

Approx Gross Internal Area = 86.4 sq m / 930 sq ft

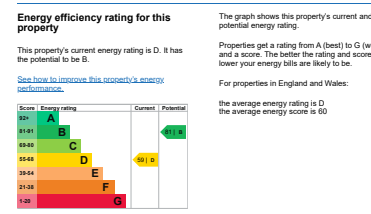


The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy performance certificate (EPC)		
First Floor Flat 8 Radcliffe Avenue LONDON NW10 5XU	Energy rating <b>D</b>	Valid until: 6 June 2024 Certificate number: 8704-9939-3829-3306-8643
Property type	Top-floor maisonette	
Total floor area	82 square metres	

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rental-energy-ratings-property-minimum-energy-efficiency-standard-landlords) (<https://www.gov.uk/guidance/domestic-rental-energy-ratings-property-minimum-energy-efficiency-standard-landlords>).



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