



LB

Loporto Browne

— RESIDENTIAL —



# Coleby House, NW2

Offers Over £650,000

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- Three double bedroom and 2 en-suite/ Jack & Jill bathroom
- Underground parking with electric charge port
- Communal garden and lift access
- Smart heating system
- Neatsmith built in storage throughout
- Bright, airy with open plan kitchen living area
- Balcony with west facing views ideal for sunsets
- Secure block close to amenities
- No upper chain
- 243 year lease. Service charge info includes building insurance. 5 years remaining on the NHBC warranty



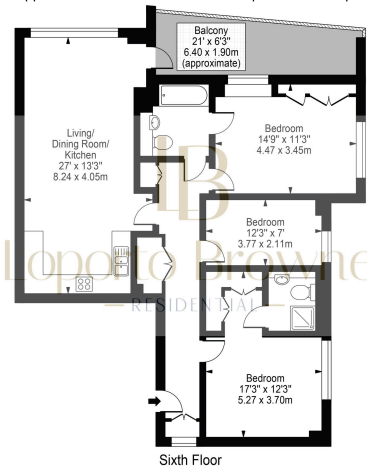


This contemporary three-bedroom flat, located moments from Cricklewood train station, features two en-suite bedrooms and a generous west facing balcony, perfect for enjoying evening sunsets. In excellent condition throughout this apartment has expansive floor to ceiling windows that bathes the modern open-plan living room kitchen with natural light, with easy balcony access to enjoy the sun outside. A principal bedroom featuring a dressing area and en-suite, along with a jack and jill bathroom convenient for guests and use as an en-suite.

This excellent location is walking distance to Cricklewood station which is on the Thameslink with regular services to London St Pancras, West Hampstead, Wimbledon, Sutton, Luton Airport and St Albans. It is also well connected by multiple bus routes to Golders Green Station (Northern line), Willesden Green (Jubilee line) and Brent Cross Shopping Centre.



Coleby House  
Approx. Gross Internal Area 1026 Sq Ft - 95.35 Sq M



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general guide for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, valuation, enquiries and full survey as to the correctness of each statement. Any work, measurements or dimensions quoted are approximate and should not be used to value a property or be the basis of any sale or let.

11/09/23 4:23 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
Full 20 Coleby House 7, Woodley Crescent LONDON NW2 2DL	Energy rating <b>B</b>	Valid until: 22 August 2029 Certificate number: 2275-2019-7338-6751-7940																																
Property type	Mid-floor flat																																	
Total floor area	94 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a>																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>←</td> <td>←</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B	←	←	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificate/2275-2019-7338-6751-7940/print.html>

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