



Loporto Browne  
— RESIDENTIAL —



## Lydford Road NW2

£4,250PCM (Deposit: £4,903)

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Tax Band: G Furnished: Unfurnished

A detached 5 bedroom family home, renovated to a high standard with a beautiful South East facing, private landscaped garden situated on Lydford Road, in the heart of the highly sought-after Mapesbury conservation area. A stroll away from the wonderful Gladstone Park, The Mapesbury Dell and Willesden Green Tube Station (Jubilee Line).





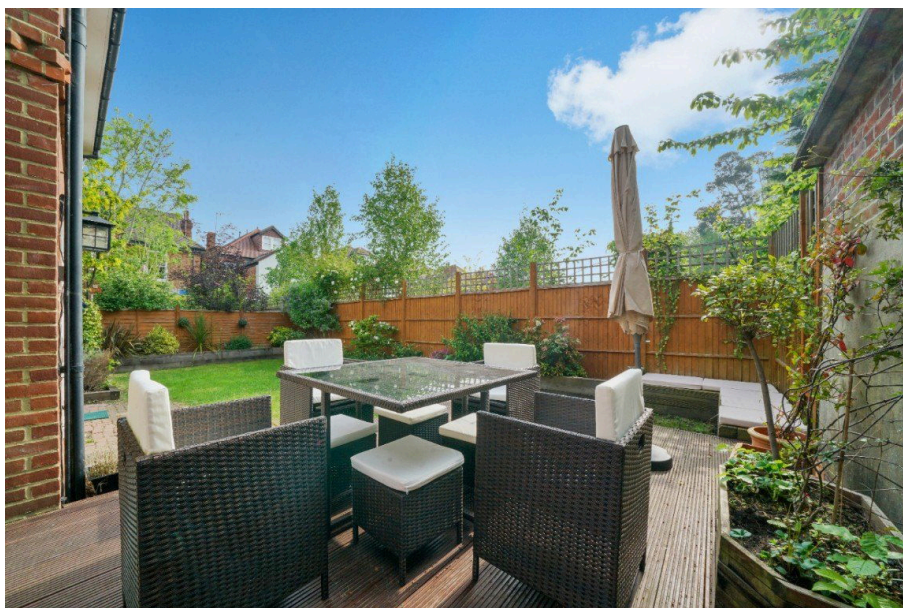


Approx. Gross Internal Area = 200.6 sq m / 2159 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 213.8 sq m / 2301 sq ft



Ref: Copyright **BLEU**  
**P L A N**

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)		
30 Lyford Road LONDON NW3 5SB	Energy rating <b>F</b>	Valid until: 28 November 2022 Certificate number: 8183-6029-4899-8934-1922
Property type	Detached house	
Total floor area	176 square metres	

**Rules on letting this property**

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-what-to-do-if-property-has-a-poor-energy-efficiency-landlord-guidance).  
<https://www.gov.uk/guidance/landlords-what-to-do-if-property-has-a-poor-energy-efficiency-landlord-guidance>

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.