



## Temple Road, NW2



AVAILABLE TO LET FROM 1st September 2021 – A spacious two bedroom Garden flat, spanning 682 sq ft of recently decorated living accommodation in Queen's Park.

The flat offers a bay fronted reception room with wood flooring, a modern kitchen with a full range of appliances, and a white three-piece bathroom suite. There are two generous-sized bedrooms with the main bedroom benefiting from fitted wardrobes. The apartment further benefits from sole use of the 24 ft south-facing rear garden.

Temple Road is within easy reach to a variety of social and transport amenities including an array of local delis, cafes, and bars, whilst also being within walking distance of Willesden Green (Jubilee) & Cricklewood (Thameslink) Stations. The beautiful 86 acre Gladstone Park is nearby with several recreational facilities available.

- AVAILABLE TO LET FROM 1ST SEPTEMBER
- Offer PART-FURNISHED
- A spacious two bedroom garden flat
- Sole use of the 24ft south facing garden
- Two generous sized bedrooms
- Early viewing is recommended

**£1,600 Per Month**

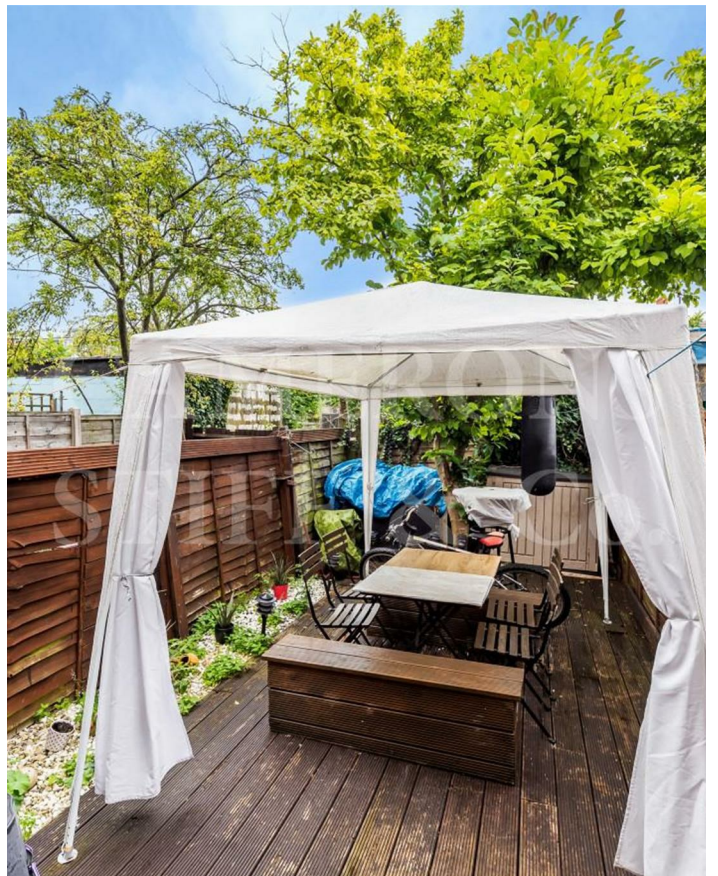
# CAMERONS STIFF & Co.

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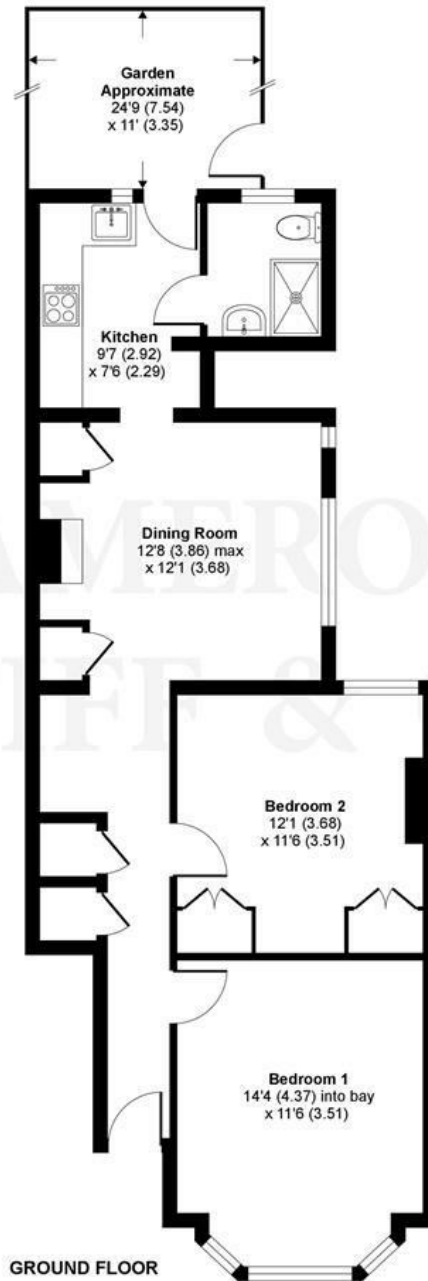


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	78
	EU Directive 2002/91/EC	

## Temple Road , London, NW2

Approximate Area = 682 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2021. Produced for Camerons Stiff & Co. REF: 757963

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