



Mora Road, NW2



AVAILABLE TO LET FROM 04/09/21 - UNFURNISHED - A beautiful period conversion on the Ground Floor of this red brick Victorian house in the heart of Cricklewood.

The property has been lovingly maintained throughout and comprises a spacious reception, fitted kitchen, contemporary style bathroom and two generous-sized double bedrooms. Outstanding features include original high ceilings and sash windows, a period fireplace and wooden floors. Externally there is a private well landscaped 62 ft south facing rear garden with a studio at the back of the garden.

Mora 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 a number of recreational facilities available.

- AVAILABLE TO LET FROM 02/09/21 - UNFURNISHED
- Sole use of the 62 ft south facing rear garden with studio
- A modern three piece bathroom
- Ground Floor apartment, spanning 775 sq ft
- Two generous sized bedrooms
- Early viewing is highly recommended

**£1,700 Per Month**

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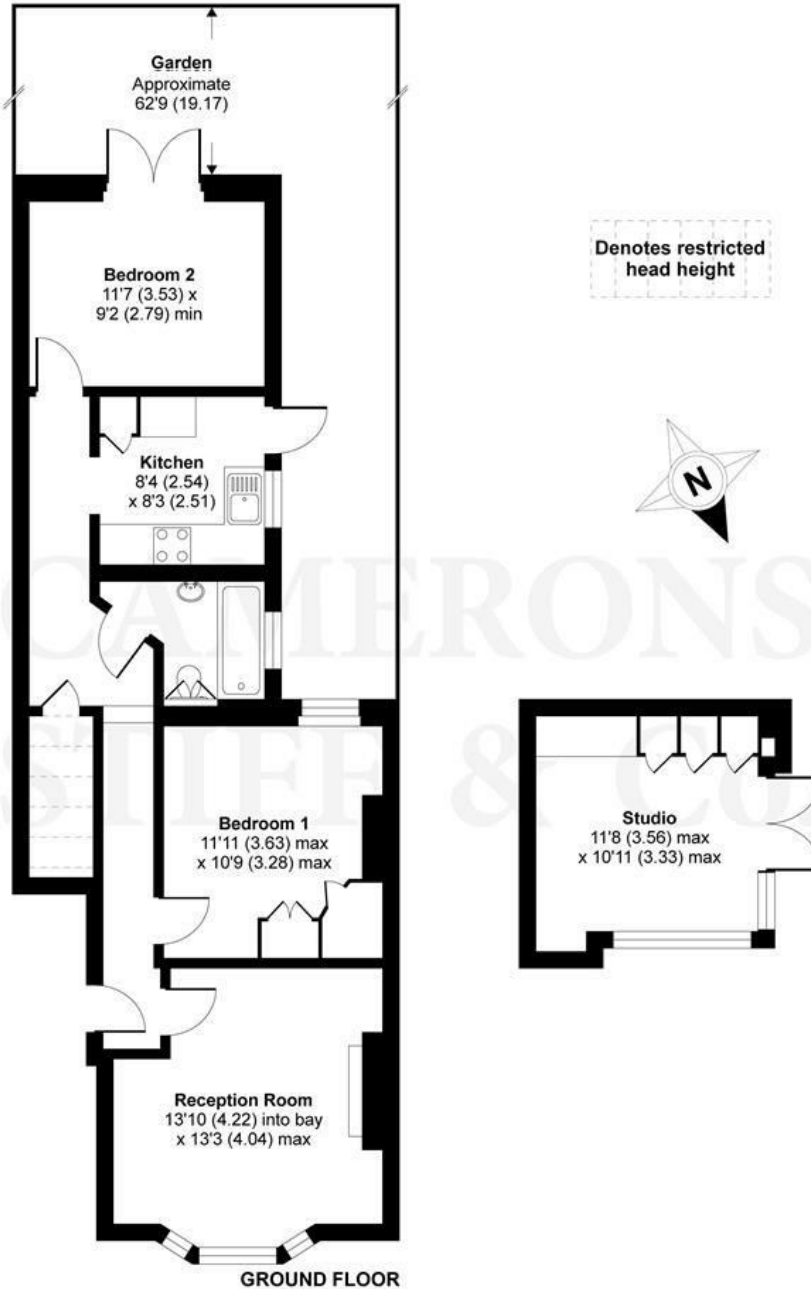
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Mora Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT 71.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES STUDIO)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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