



CRICKLEWOOD LANE, NW2
OIEO £1,000,000 FREEHOLD

A Character 4 Bedroom House with Great Potential

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

4 BEDROOMS/ 3 RECEPTION ROOMS/ 80' SOUTHERLY FACING GARDEN
OWN DRIVEWAY/ LOFT ROOM/ SCOPE FOR FURTHER EXTENSION/ CHAIN FREE
EPC: F / COUNCIL TAX BAND: F



DESCRIPTION:

We are delighted to offer this character 4 bedroom semi detached family home. The property is located by the junction with Lyndale Avenue, a much sought-after road ideally situated for access to Golders Green and Hampstead, where prices are generally much higher.

The property which has been under the same ownership for a considerable period of time has excellently sized accommodation both on the ground floor and first floor. The converted garage has been converted to create a separate kitchen to the breakfast room and there is plenty of scope for further extension. The rear garden extends to in excess of 80' and there is a large driveway to the front.

On the 1st floor there are 4 bedrooms plus a family bathroom and separate wc. There is also a large, boarded loft room that could be fully extended to create an additional bedroom(s) if required (subject to planning consent). Overall the house is in fair condition, but updating is required. What is certain is that this could become a much enlarged delightful home with a great garden and it is being offered at a very realistic price.

The property is being sold Chain Free. Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		71
(55-68)	E		
(39-54)	F	23	
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

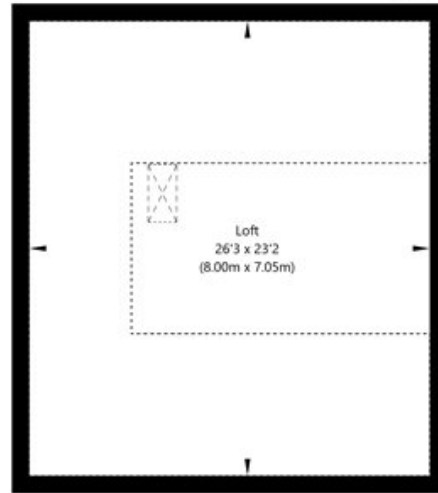
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



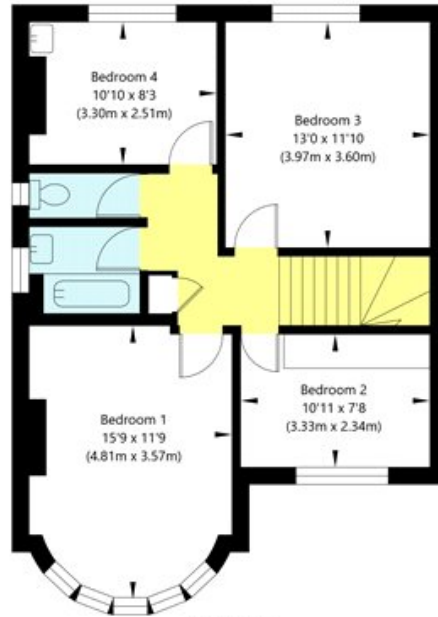
Cricklewood Lane, London NW2 2PX



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.3 SQ M / 854 SQ FT



Loft
GROSS INTERNAL FLOOR AREA
APPROX. 56.4 SQ M / 607 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 62.01 SQ M / 667 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 197.71 SQ M / 2128 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 157.11 SQ M / 1691 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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