



4 Bedroom
Elm Grove, NW2

 **Portland**
Trusted, every step of the way

£850,000
Freehold

Occupying over 1800sqft of accommodation is a unique Freehold house with a versatile layout offering an excellent opportunity to update and create an incredible family home

Elm Grove is a residential street tucked away from the vibrant Cricklewood Broadway and just moments from Thameslink allowing access to St Pancras in less than 15 minutes. This excellent family home has an unusual layout, which could be reconfigured depending on individual needs. Buyers can expect to find on the ground floor a reception room to the front, a large galley kitchen, an additional scullery, family bathroom and the most unique south facing reception room to the rear with exceptional ceiling height, mansard roof, mezzanine space and access to a private garden. Upstairs and split over two floors are Four good sized bedrooms and two bathrooms. There is a single room on the top floor that could be used as a study.

This excellent house is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

- 4 Bedroom Freehold Semi-Detached House
- Exceptionally Unique & Bright Reception Room
- Private South Facing Garden
- Less Than 15 Minutes To St. Pancras International
- Opportunity To Improve
- Stunning Original Features Throughout
- Close To Thameslink
- Abundance Of Shops Just A Short Walk Away
- Over 1800sqft Of Accommodation
- Three Storeys

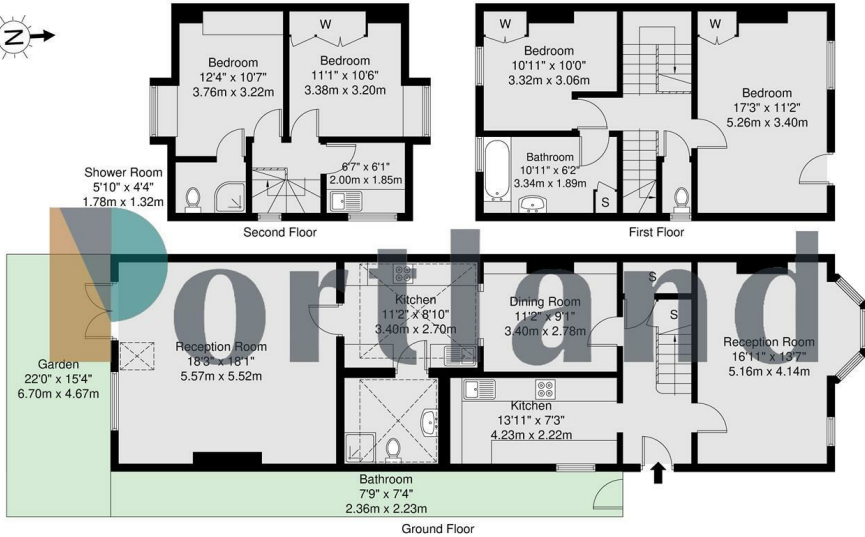




Portland

Elm Grove Cricklewood, NW2

GROSS INTERNAL AREA
170.5 sq m / 1835 sq ft



- GROSS INTERNAL AREA (GIA)**
The footprint of the property.
170.5 sq m / 1835 sq ft
- TOTAL STORAGE SPACE**
Storage and wardrobe total area.
4.9 sq m / 52 sq ft
- EXTERNAL STRUCTURAL FEATURES**
Garden, Balcony, Terrace, Verandah etc.
31.3 sq m / 336 sq ft
- RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m.
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.