



3 Bedroom  
Yew Grove, NW2

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

£750,000  
Freehold



With excellent potential is an impressive freehold house requiring renovation in a popular pocket of Cricklewood.

Positioned within the "tree" roads of Cricklewood, Ivy Road spans nearly 1500sqft of accommodation. On the ground floor its extended to the rear and offers a separate reception room, along with a knocked through living – diner with access to the 73ft garden. There is also a kitchen on this floor. Upstairs are three good bedrooms and also another kitchen which could be turned into the fourth.

This property is sold chain free and with vacant possession. There is scope to extend the property further subject to the necessary consents and also improve the current layout.

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.

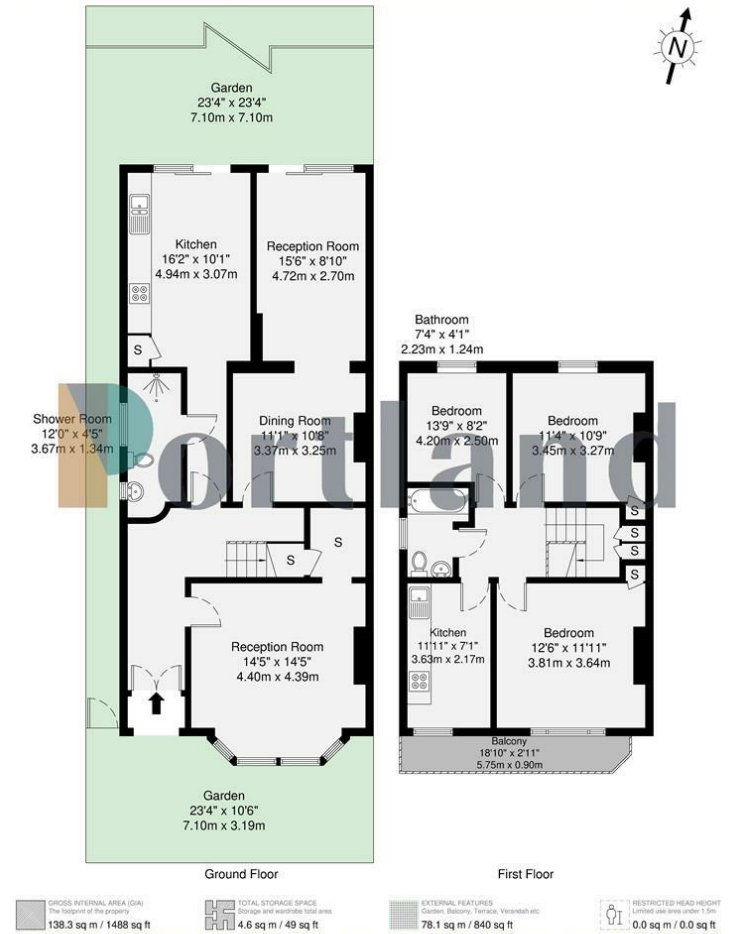
- Three to Four bedroom freehold house
- Requires renovation
- Potential to extend
- 23ft private garden
- Vacant possession
- Residents parking available
- Nearly 1500sqft
- Close to Thameslink with excellent access to St. Pancras International
- Shops within walking distance
- No onward chain











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.



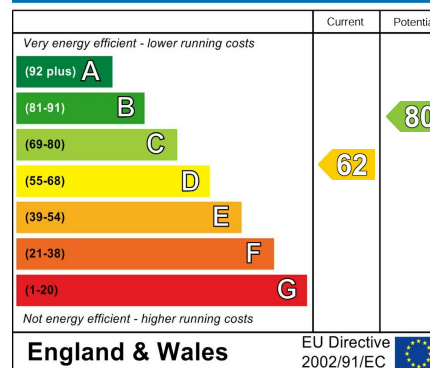
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

