



5 Bedroom
Yew Grove, NW2

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

Offers In Excess Of £650,000
Freehold

In need of refurbishment is a charming end of terrace home in the heart of Cricklewood.

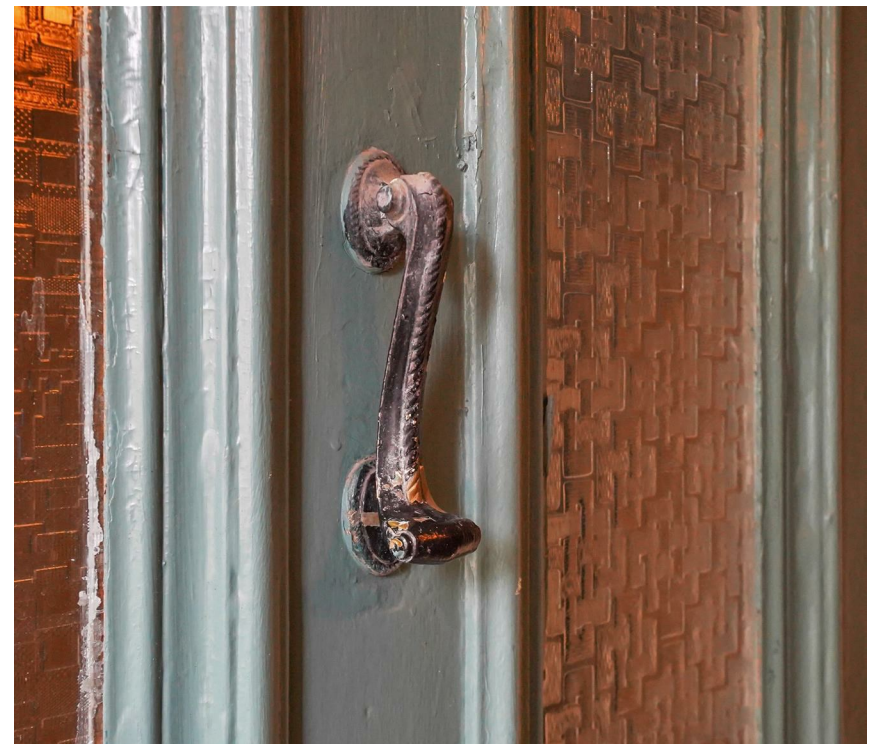
Spanning an impressive 1545sqft and spread over three floors, prospective buyers can expect to find three fair sized reception rooms on the ground floor, along with wet room and separate kitchen. There are three bedrooms on the first floor along with family bathroom and then another two bedrooms and study on the top floor. The garden wraps around the whole property and with a little love could create a wonderful private space for a family.

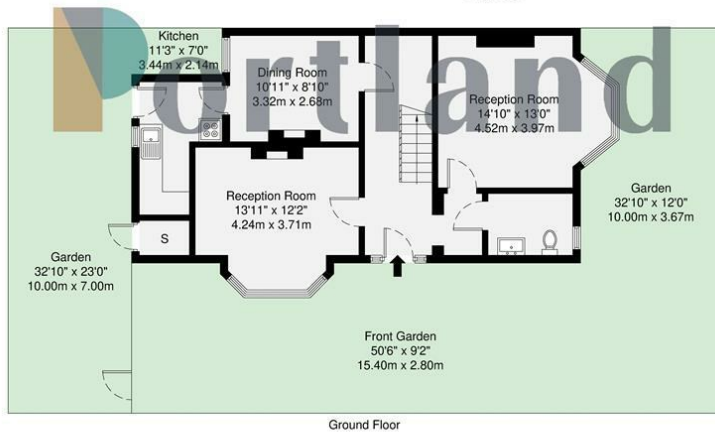
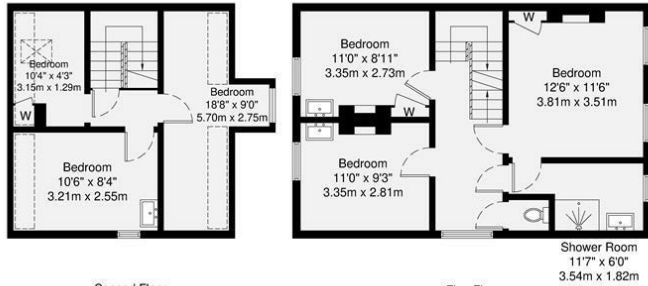
The property is presented in need of refurbishment, however retains some wonderful original features. This sale is subject to probate being granted, and we have been made aware by our clients solicitors that this is immanent.

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.

- 1545 square foot end of terrace house
- In need of refurbishment
- Vacant possession and chain free
- Incredible potential
- Charming original features
- Split over 3 floors
- Perfect for investors either to renovate or rent and hold onto
- Close to Cricklewood Thameslink with excellent access to St. Pancras International
- Wrap around private garden
- Popular residential "tree" road of NW2







GROSS INTERNAL AREA (GIA)
The footprint of the property
143.6 sq m / 1545 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
149.9 sq m / 1613 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
5.6 sq m / 60 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 | 77 |

Environmental Impact (CO₂) 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 | |