



**HUNTERS®**  
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# Vincent Gardens, London

£830,000



Hunters are pleased to present this beautifully finished three-bedroom family home, located on the quiet and residential Vincent Gardens.

The property is in excellent condition throughout and offers spacious living across two floors, including a bright through lounge, a modern open-plan kitchen and dining area, utility room, and direct access to a well-maintained private garden with rear access to a garage. Upstairs comprises three generous bedrooms and a contemporary family bathroom, with further potential to extend into the loft (STPP).

Ideally located for local amenities, green spaces, and highly regarded schools, including Braintcroft Primary Academy and Crest Academy. Excellent transport links are within easy reach via Hendon and Cricklewood Thameslink stations, as well as Willesden Green Underground (Jubilee Line), providing swift access to Central London.

The property is also close to the shops, cafés and restaurants of Cricklewood Broadway and Brent Cross Shopping Centre, with the open green spaces of Gladstone Park and Dollis Hill nearby.

A fantastic opportunity to acquire a stylish and versatile home in a sought-after location.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

- Three bedroom semi detached house
  - Freehold
  - Private rear garden
  - Garage
  - High specification
- Over 1432 sq.ft. of internal living space
- Close to Brent Cross shopping centre

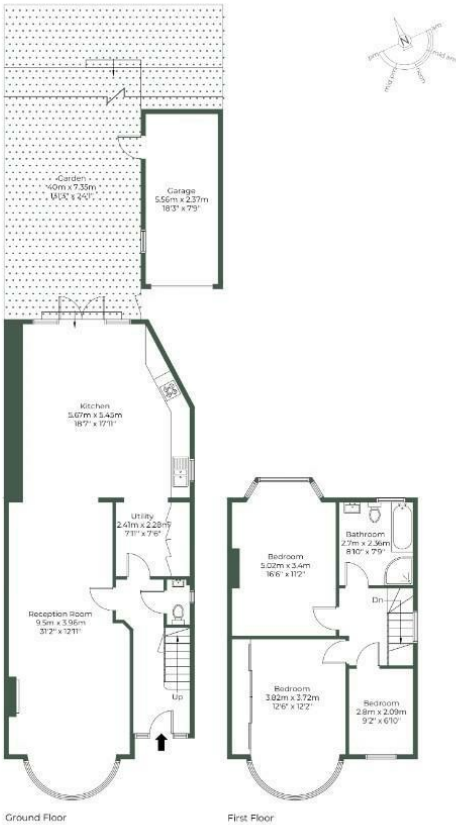




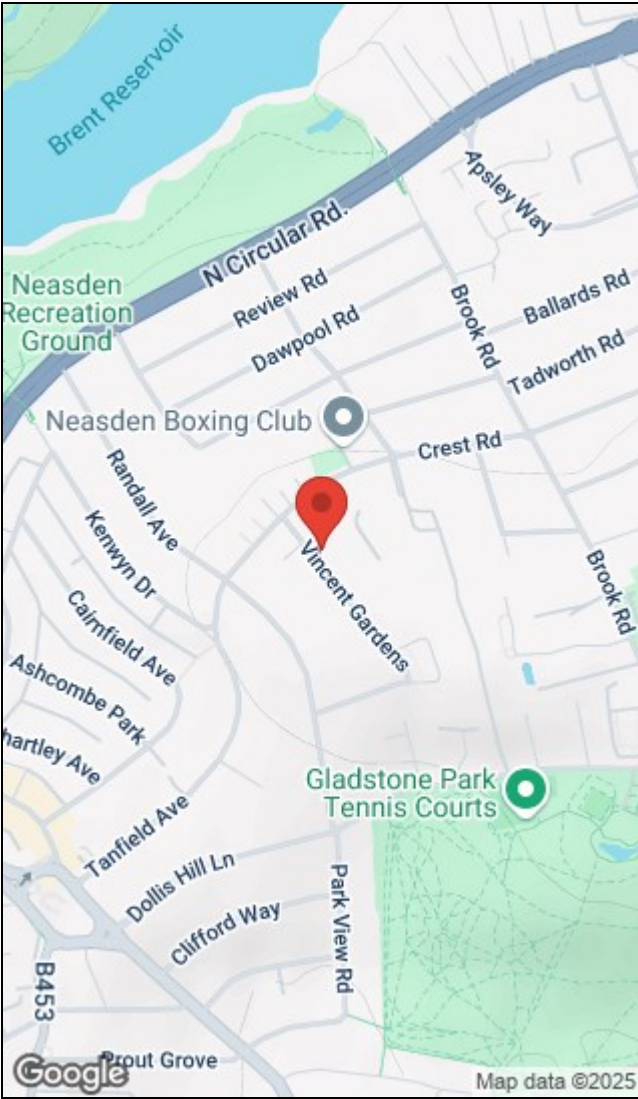


VINCENT GARDENS, NW2 7RH

Approximate Gross Internal Area = 133 sq.m / 1432 sq.ft  
Garage = 13.2 sq.m / 142 sq.ft  
Total = 146.2 sq.m / 1574 sq.ft



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. Maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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