CAMERONS STIFF&Co

FST 1982



Temple Road, NW2 Share of Freehold - £550,000

For Sale is this freshly updated four bedroom maisonette set in the heart of Cricklewood that provides a generous 1,170 sq ft of accommodation with its own entrance door at street level.

The apartment features a bright reception room, newly fitted kitchen with appliances and a new fitted bathroom,. The principal bedroom has its own en-suite. Other benefits worthy of note in this property are the new floor coverings, gas central heating, double glazed windows.

The property is situated in the heart of Cricklewood close to the junction with Mora Road and with Mora Road Primary School being within a few yards. Local shops can be found within a few hundred yards of Cricklewood Broadway and the nearest Stations are Cricklewood (Thameslink) or Willesden Green (Jubilee - Zone 2)

- 4 bedroom generous sized maisonette
- Good location for both schools, transport and local amenities
- Double glazed windows, double glazing and gas central heating
- COUNCIL: Brent (D)

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GARDEN 35'7 x 9'9 (10.8m x 3m) KITCHEN 13'10 x 11'11 (4.2m x 3.6m) UPK BEDROOM 9'7 x 9'5 (2.9m x 2.9m) GROUND FLOOR GROSS INTERNAL FLOOR AREA 44 SQ FT BEDROOM 9'7 x 9'5 (2.9m x 2.9m) EAVES STORAGE 15'2 x 11' (4.6m x 3.4m) UP BEDROOM **EN-SUITE** 12'2 x 11'11 5'4 x 4'6 (3.7m x 3.6m) (1.6m x 1.4m) BEDROOM UP 16'1 x 11'6 (4.9m x 3.5m) 5'2 x 4'3 (1.6m x 1.3m) RECEPTION 14'2 x 11'5 EAVES STORAGE (4.3m x 3.5m) 17'1 x 8'7 BATHROOM (5.2m x 2.6m) 8'4 x 6'6 (2.5m x 2m)

> FIRST FLOOR GROSS INTERNAL FLOOR AREA 880 SQ FT

SECOND FLOOR GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 446 SQ FT FLOOR AREA WITHOUT EAVES STORAGE 253 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1370 SQ FT/ 127 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1177 SQ FT/ 109 SQM

EPC: C Ref: 19387782

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





