



Cumbrian Gardens, London, NW2

£725,000

Pearl & Chance

Cumbrian Gardens, London, NW2

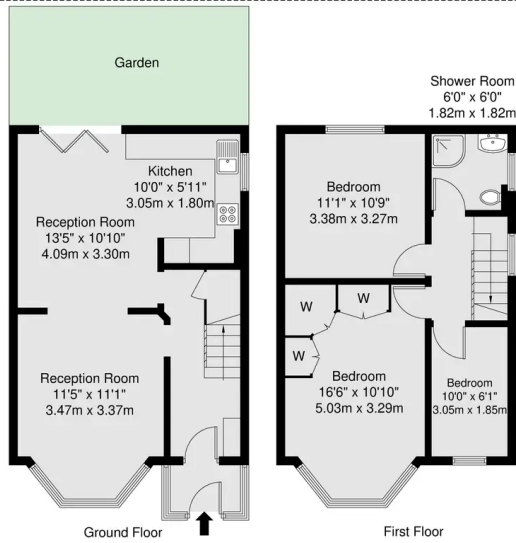
Introducing a well-presented, newly decorated, bright, and airy three bedroom semi-detached house situated in the highly desirable Golders Green Estate, near the vibrant areas of Golders Green and West Hampstead. Perfect for young families looking for a chain-free property that offers both style and practicality in a prime setting.

Inside, you'll find a welcoming space with wooden flooring throughout. The property features two spacious reception rooms, ideal for family gatherings and entertaining. The modern kitchen and bathroom enhance the home's contemporary feel. There are two generous double bedrooms, with the main bedroom featuring large corner wardrobes providing ample storage. Additionally, the third bedroom can easily serve as a home office, offering flexibility to suit your needs.

- Chain Free
- Council Tax Band: E
- Three Bedrooms
- Two Receptions
- South Facing Garden
- Off Street Parking
- Close to Major Roads
- Potential to Extend (STPP)







GROSS INTERNAL AREA (GIA)
The footprint of the property
85.9 sq m / 924 sq ft

TOTAL STORAGE SPACE
Storage and wastebins total area
2.6 sq m / 28 sq ft


EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
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.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.