



Cheviot Gardens, London, NW2



## Cheviot Gardens, London, NW2

Situated within the well established Golders Green Estate, this substantial six bedroom semi detached house spans three floors and offers generous internal space, off street parking for two cars and a private garden. The property is offered with no onward chain. The ground floor features a spacious through lounge, a modern kitchen, and an additional reception room that can be used as a home office, bedroom or play room. Both the through lounge and the additional reception room provide direct access to the garden. A bathroom on this level adds further practicality. Across the first and second floors are six well proportioned bedrooms and two further bathrooms, offering a flexible and functional layout for family life, guests or working from home. Cheviot Gardens is ideally located for access to key road networks including the North Circular and M1. The area is also set to benefit from the Brent Cross regeneration project, which will bring significant improvements to local transport, green spaces and amenities. A rare opportunity to acquire a large freehold home on a popular and highly desirable road.

- Tenure: Freehold
- Six Bedrooms
- Three Bathrooms
- Off Street Parking
- Chain Free
- Close to Major Roads

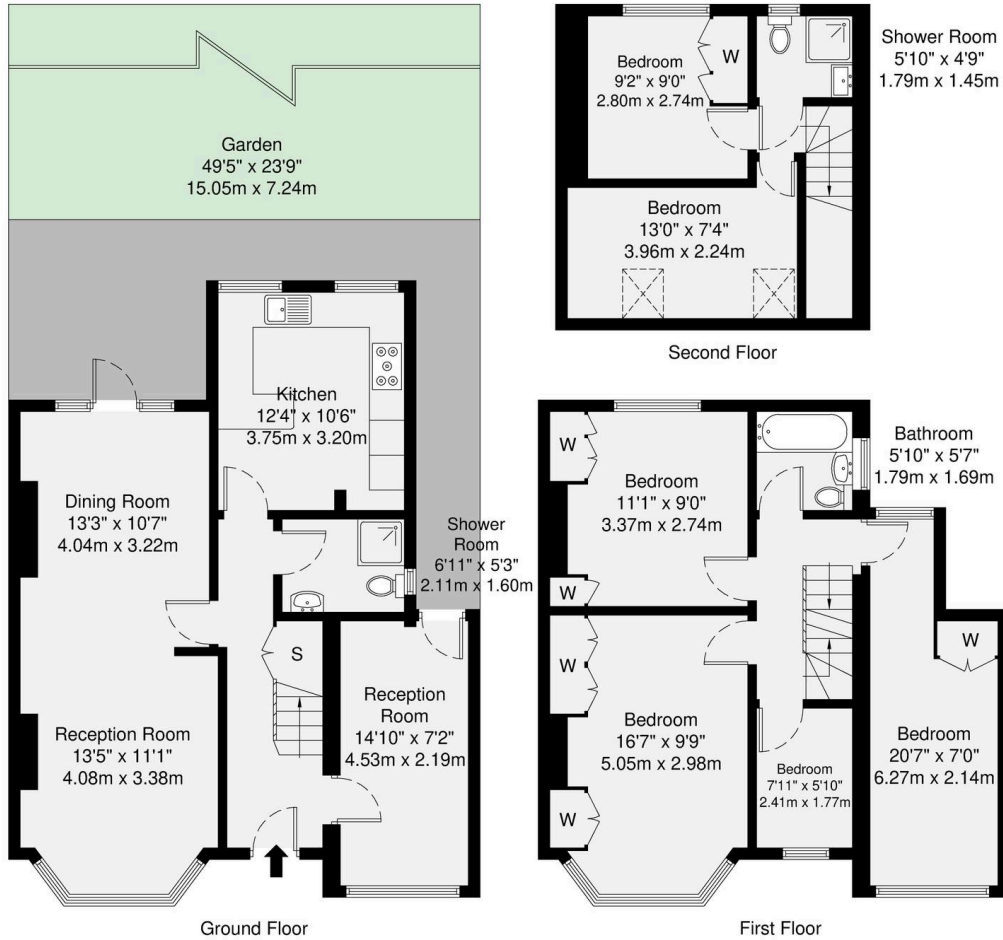
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
142.4 sq m / 1533 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
4.1 sq m / 44 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
108.9 sq m / 1172 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq 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





## Pearl & Chance

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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.