



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		

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		

Heber Road, London, NW2 6AA

Asking Price £750,000

Subject to Contract

- Blank canvass in need of refurbishment
- Rear garden
- Close to transport links
- Six rooms

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Heber Road, NW2 6AA

We have received an offer of £680,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Located in the heart of Cricklewood... beautiful older style mid-terraced house with lots of potential, well-connected and increasingly popular area to the north of London. The property lies just a short walk from Cricklewood Broadway, the local High Street, which offers a wide range of amenities including Tesco, Costa Coffee, independent retailers, and eateries, making it an attractive location for tenants.

The property comprises of a two storey family home of six rooms arranged over the ground and first floors at present, with a total internal area of approximately 1,507 sq ft. One of the first-floor rooms includes a mezzanine level, offering additional loft space and enhancing the appeal.

Transport links are excellent. Both Cricklewood Railway Station and Willesden Green Underground Station (Jubilee Line) are less than a ten-minute walk from the property, offering swift and direct routes into Central London. Road connections are equally strong, with the nearby A407 providing access to the A41 and the M1 motorway, as well as connections to the North Circular (A406) and the A40.

This property represents a family home or investment opportunity in a high-demand rental location, with strong transport links, and scope for future value enhancement through extension or conversion.

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Heber Road, NW2 6AA  
Approx Gross Internal Area = 144.44 sq m / 1555 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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