



SANDRINGHAM ROAD, LONDON, NW2

£285,000 LEASEHOLD

CASH BUYERS ONLY. SHORT LEASE FLAT. NW2

Harris and Company are pleased to present this spacious 2-Bedroom first floor flat with loft space included.

Located on the much sought-after Sandringham Road in the heart of NW2, this spacious two-bedroom first-floor flat offers a fantastic opportunity for buyers looking for a secure property with outside space. In need of modernisation throughout, the flat provides a blank canvas for renovation and personalisation.

The property is just moments from the green open spaces of Roundwood Park, with a range of shops, cafes, and restaurants nearby. Willesden Green Underground (Jubilee Line) and Cricklewood Station (Thameslink) offer easy access to Central London.

Sole Agent. Viewing by appointment only.

- 2 Double Bedrooms
- Short Lease
- Cash Buyers Only
- Loft Space Included
- Close To Local Amenities
- Garden
- Period Conversion
- Potential to Value Add



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs Most energy efficient - lower energy costs More energy efficient - lower energy costs More energy efficient - lower energy costs More energy efficient - lower energy costs More energy efficient - lower energy costs More energy efficient - lower energy costs More energy efficient - lower energy costs		Very environmentally friendly - lower CO₂ emissions Most environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions More environmentally friendly - lower CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	