



**Greenfield Gardens NW2**

Total Area: 1179 ft<sup>2</sup> ... 109.5 m<sup>2</sup>

**Ground Floor**  
Area: 610 ft<sup>2</sup> ... 56.7 m<sup>2</sup>

**First Floor**  
Area: 569 ft<sup>2</sup> ... 52.8 m<sup>2</sup>



Tenure Freehold



1,184 ft<sup>2</sup>/ 110 m<sup>2</sup>



3 Bedroom



1 Bathroom



Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Greenfield Gardens, Cricklewood, NW2

### £920,000

Nestled on the desirable side of the ever-popular, tree-lined Greenfield Gardens in Cricklewood, NW2, this charming property boasts a west-facing 100-foot rear garden.

The ground floor features a spacious reception hall, an open-plan kitchen/living/dining area, and a convenient guest cloakroom. The first floor comprises two generously sized double bedrooms, a smaller bedroom, and a family bathroom.

Outside, the property includes a driveway and a well-maintained garden.

Offering immense potential for expansion, subject to planning permission, there is the opportunity to convert the loft into additional bedrooms and bathrooms, as well as to extend the rear of the ground floor.

This property is available for a chain-free transaction, presenting an excellent opportunity for those looking to create their dream home.

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