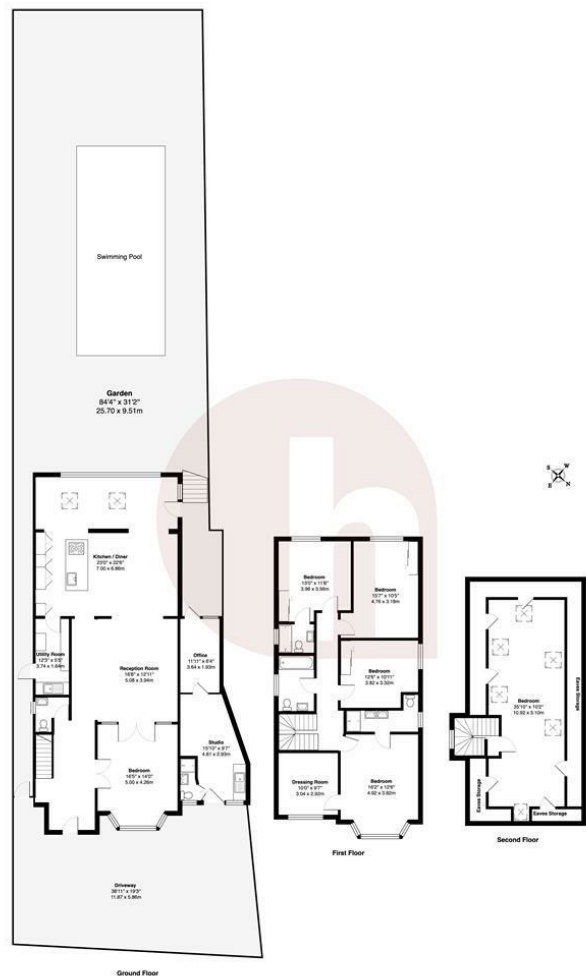




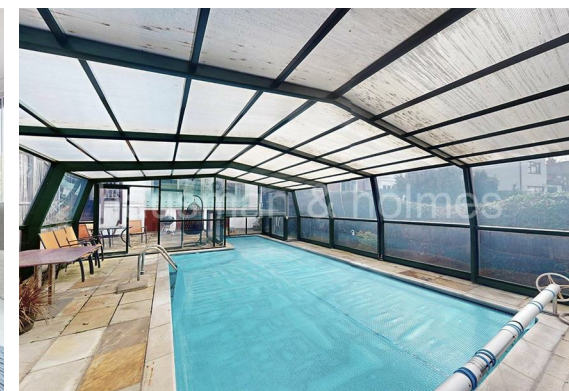
hausman
& holmes

Cranbourne Gardens, NW11

Asking Price £2,550,000



Cranbourne Gardens, London, NW11
 Total Gross Area: 3027 sq. ft. / 284.0 m² (excluding annex storage, garden, driveway)
 All measurements are approximate and for guidance only. Accuracy is not guaranteed. For more information, please contact us.



- Superb Detached residence
- 3000 sq. ft.
- Enclosed swimming pool

- Carriage drive
- South/West facing garden
- Self contained studio



020 8458 8555
 57 Golders Green Road
 London NW11
 info@hausmanandholmes.com

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92+ (A+) | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.