

For Sale 2 bed flat



- › 2 BEDROOM FIRST FLOOR FLAT
- › LOUNGE
- › KITCHEN
- › BATHROOM/WC

WE ARE PLEASED TO OFFER THIS 2 BEDROOM FLAT ON THE 1ST FLOOR OF A SUBSTANTIAL EDWARDIAN CONVERTED SEMI WITH 3 SELF CONTAINED FLATS THE FLAT HAS BEEN MAINTAINED IN GOOD CONDITION AND ALSO OFFERS A LARGE LOUNGE (OPENING TO A FULL SIZE PRIVATE SUN TRAP TERRACE), 2





**First Floor**  
Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 54.3 sq. metres (584.7 sq. feet)

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CRICKLEWOOD LANE, LONDON, NW2 2PU

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\*THE FLAT HAS BEEN MAINTAINED IN GOOD CONDITION AND ALSO OFFERS A LARGE LOUNGE (OPENING TO A FULL SIZE PRIVATE SUN TRAP TERRACE), 2 BEDROOMS, KITCHEN AND THE BATHROOM/WC

\*THE FLAT IS APPROX 570 SQ FT/53 SQ MT HAS THE BENEFIT OF GAS CENTRAL HEATING

\*THERE IS SHARED HARDSTAND PARKING TO THE FRONT OF THE BUILDING ALTHOUGH A CROSSOVER MAY BE REQUIRED IN THE FUTURE

\*THE BUILDING IS ON THE SOUTH SIDE OF CRICKLEWOOD LANE JUST BEFORE A BLOCK CALLED FARM COURT ON THE CORNER OF FARM AVENUE WITH LOCAL SHOPS NEARBY AND BUS ROUTES PASSING THE DOOR

\*ITS AN EASY WALK TO CRICKLEWOOD MAIN LINE STATION OR A SHORT BUS RIDE TO GOLDERS GREEN. THE BRENT CROSS SHOPPING CENTRE IS IN EASY REACH

\*THE FLAT OFFERS AN IDEAL 1ST TIME PURCHASE OR COULD BE A BUY TO LET INVESTMENT

\*A NEW 99 YEAR LEASE WILL BE GRANTED

\*PRICE £450,000 LEASEHOLD

\*NEW 99 YEAR LEASE TO BE GRANTED

\*£50 PA GROUND RENT

\*£1000 PA SHARE OF MAINTAINANCE COSTS (INCLUDED BUILDING INSURANCE)

\*COUNCIL TAX BAND D (£1836.16 - 2023/4)



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best  
agent

\*EPC BAND D



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