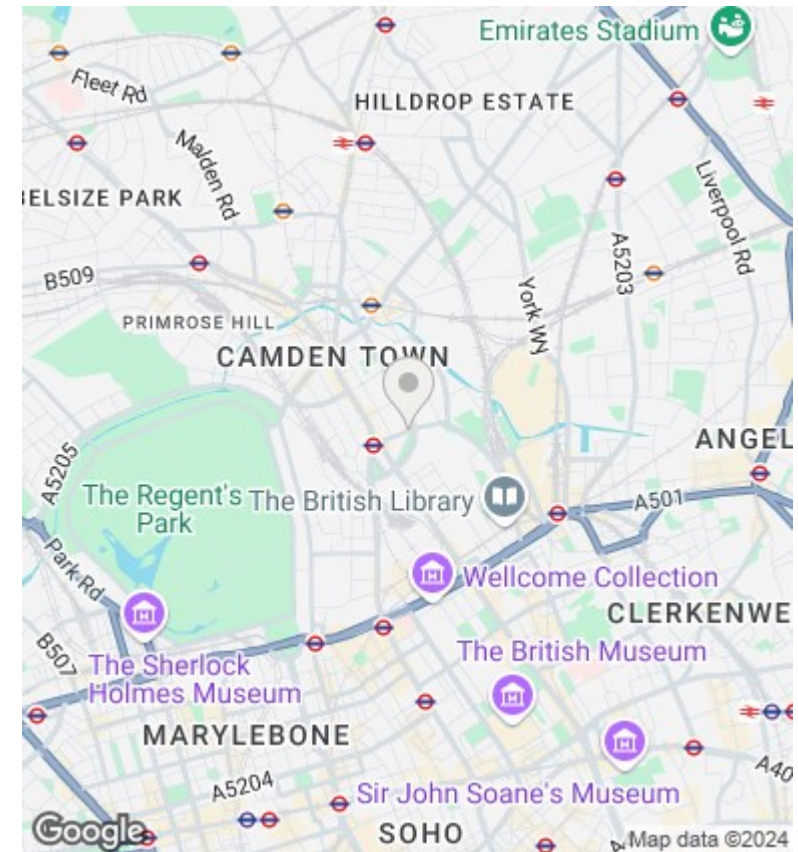




## Lower Ground Floor, 52 Crowndale Road, London, NW1 1TP

Asking Price £399,995

- Reception Room
- Share of Freehold
- Three Piece Family Bathroom
- Private Patio Garden
- One Double Bedroom
- Separate Kitchen
- New 999 Year Lease on Completion



## Viewings

Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	