



3 Bedroom  
Pennine Drive, NW2

 **Portland**  
Trusted, every step of the way

Asking Price £650,000  
Freehold

A three bedroom house requiring some modernisation in the Golders Green Estate

Pennine Drive is a perfect family home spanning over 900sqft with off street parking, and private garden. Downstairs are two reception rooms, and a large kitchen. Upstairs buyers will find a family bathroom, two good sized bedrooms and single room.

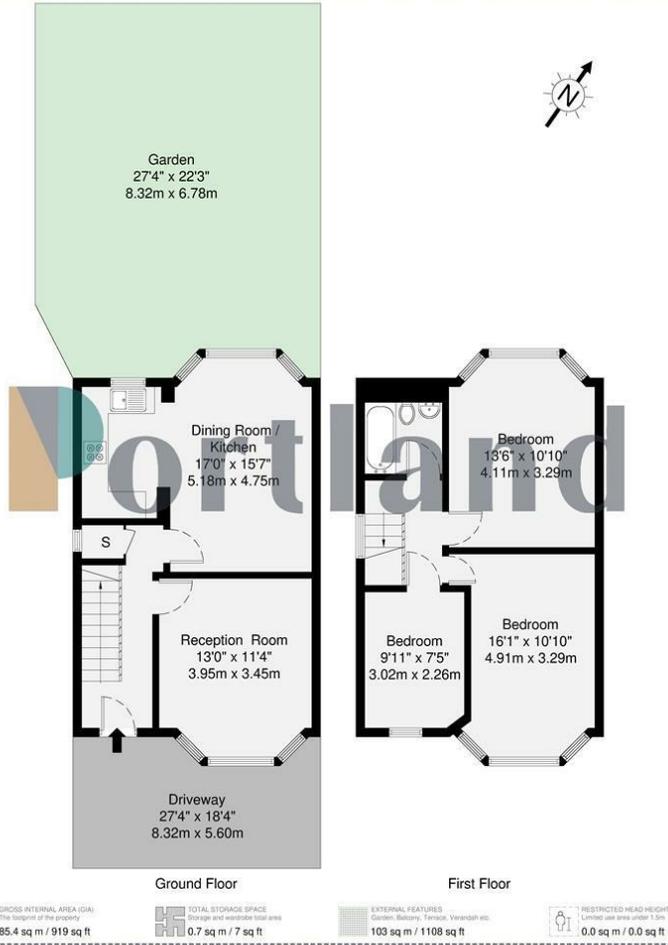
Internally this property requires a refresh, and is slightly tired. There is opportunity to improve the current condition, and also add square footage either to the rear or upstairs (subject to planning and necessary permissions).

Pennine Drive is a popular residential address close to Cricklewood Thames Link. There are an abundance of green spaces nearby and this home also boasts excellent access out of London via the M1.

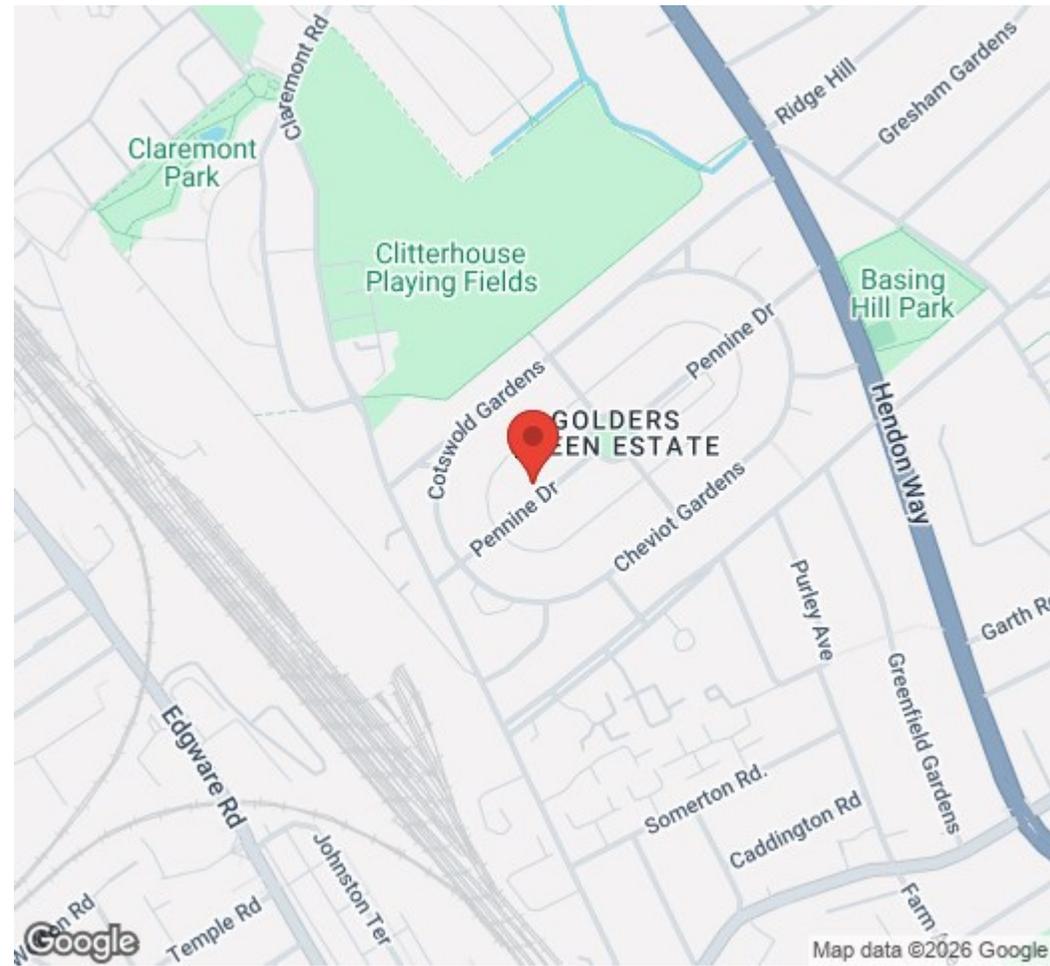
- Three bedroom house
- Off street parking
- Private garden
- Close to Cricklewood Station
- Potential to extend
- Popular residential address
- Close to parks
- Shops just a short stroll away
- Chain free
- This sale is on behalf of a corporate client, buyers must note that some material information isn't available







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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90 Walm Lane, London, NW2 4QY  
020 8451 9844

info@portlandestateagents.co.uk  
www.portlandestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		