



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📞 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**30 Staverton Road, London
NW2 5HL
£735,000**

Absolute property are delighted to offer this spacious and well-presented three-bedroom ground floor garden flat, offering generous living accommodation in a highly convenient North West London location. The property benefits from two bathrooms, a private rear garden, and the rare advantage of off-street parking, including a front driveway that belongs exclusively to the flat.

Internally, the home is well laid out with a practical balance of living and bedroom space, making it ideal for families, professional sharers, or buyers looking for extra room to work from home. The ground floor position also adds to the sense of accessibility and ease of living, with direct access to the garden creating a strong indoor-outdoor flow.

Staverton Road is situated in a well-connected residential area close to Cricklewood and Willesden Green, offering a wide range of local shops, cafés, and everyday amenities. Larger retail and leisure options can be found nearby at Brent Cross Shopping Centre.

Transport connections are excellent, with easy access to the London Underground via nearby Jubilee Line stations including Willesden Green station, as well as Thameslink services from Cricklewood providing direct routes into Central London and beyond. Multiple bus routes also serve the area, making commuting straightforward in all directions.

Call now to request more information.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² (A)	100-125 kWh/m ² (A)	100-125 g/m ² (A)	100-125 g/m ² (A)
126-147 kWh/m ² (B)	126-147 kWh/m ² (B)	126-147 g/m ² (B)	126-147 g/m ² (B)
148-164 kWh/m ² (C)	148-164 kWh/m ² (C)	148-164 g/m ² (C)	148-164 g/m ² (C)
165-181 kWh/m ² (D)	165-181 kWh/m ² (D)	165-181 g/m ² (D)	165-181 g/m ² (D)
182-200 kWh/m ² (E)	182-200 kWh/m ² (E)	182-200 g/m ² (E)	182-200 g/m ² (E)
201-220 kWh/m ² (F)	201-220 kWh/m ² (F)	201-220 g/m ² (F)	201-220 g/m ² (F)
221-255 kWh/m ² (G)	221-255 kWh/m ² (G)	221-255 g/m ² (G)	221-255 g/m ² (G)

For energy efficient - higher ranking costs
For environmental friendly - higher CO₂ ranking costs

England & Wales EPC Directive 2002/91/EC