

A photograph of a three-story brick house with a bay window and a white door. A car is parked in the driveway. The house has a red brick facade and a white door. The bay window is on the second floor. The house is surrounded by a paved driveway and a small garden. The sky is overcast.

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REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.



37 CHILTERN GARDENS, CRICKLEWOOD, NW2 1PU

Offers in Excess of £1,000,0000

KEY PROPERTY INFORMATION

- Residential investment opportunity comprising a ground floor two-bedroom flat (£2,450 pcm), first floor one-bedroom flat (£1,840 pcm) and a top unofficial floor studio flat (£1,350 pcm)
- Combined gross income of £5,640 pcm / £67,680 per annum
- All units occupied by professional tenants on AST agreements
- Planning permission secured on appeal (2021) for two flats
- Outbuilding to the rear — suitable for storage, workspace or further exploration
- Off-street parking for two vehicles
- Four allocated bicycle spaces
- Seven-minute walk to Cricklewood station



DESCRIPTION

A well-performing residential investment opportunity comprising two formally consented flats and an unofficial studio, generating a combined gross income of £5,640 pcm (£67,680 per annum).

The property is arranged over three floors — a two-bedroom ground floor flat currently renting at £2,450 pcm, a one-bedroom first floor flat at £1,840 pcm, and a top floor unofficial studio producing £1,350 pcm. All three units are occupied by professional tenants on AST agreements, providing stable, day-one income with no void risk on acquisition.

Planning permission for two flats was secured on appeal in 2021, with the unofficial studio currently operating outside of that consent — offering a potential avenue for a purchaser to explore regularisation and further enhance the asset's standing.

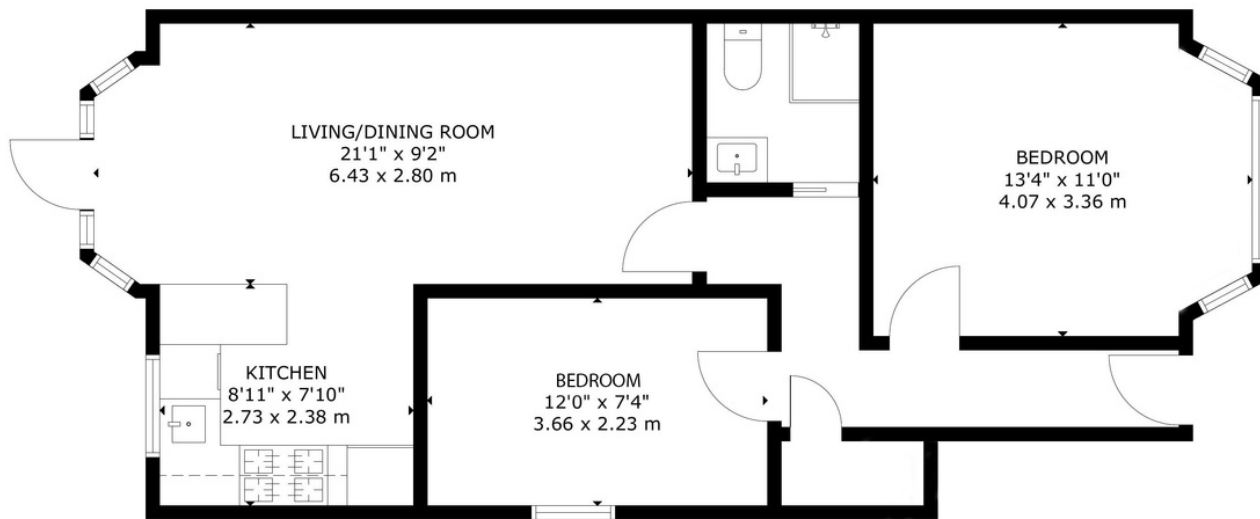
To the rear of the garden sits an outbuilding, adding further utility to the site. The property also benefits from off-street parking for two vehicles and four bicycle spaces.

Cricklewood station is a seven-minute walk, providing strong tenant appeal and supporting long-term occupancy.

FLOORPLAN

C

CHILTERN GARDENS NW2
GROSS INTERNAL AREA
APPROX TOTAL: 59.sq.m - 635.sq.ft

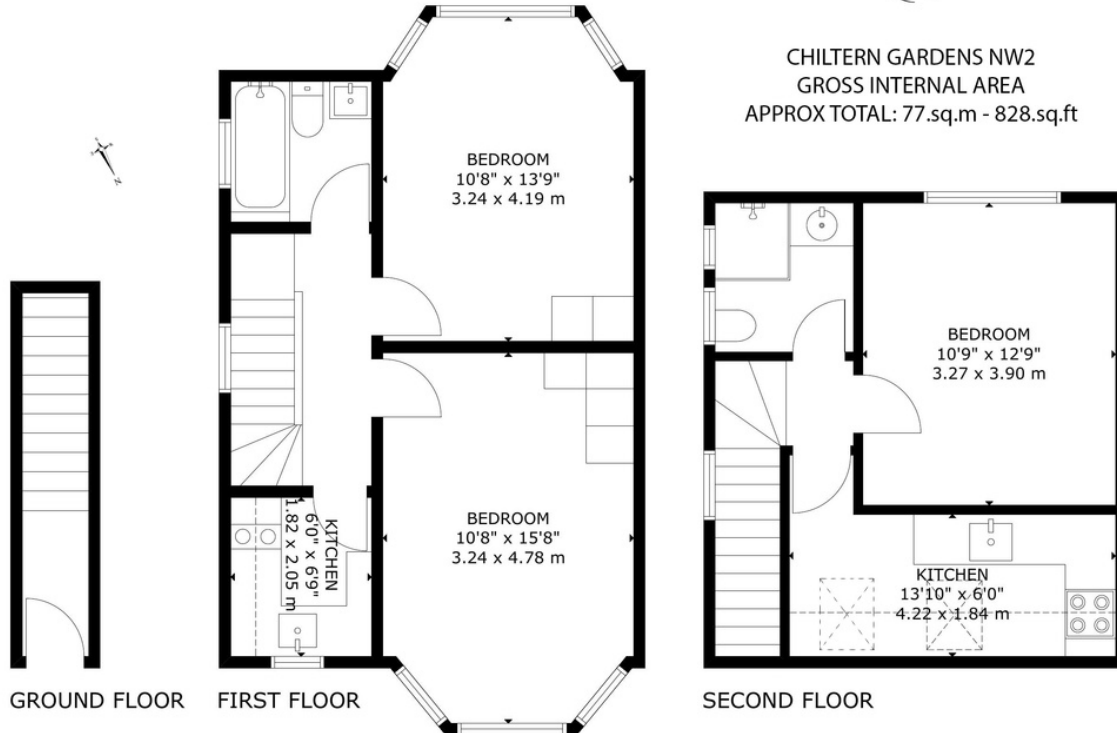


GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For identification purposes only. The actual property will vary. Price on application for a 180-day licence to use this Plan ©11/04/2026. Not to scale. Floorplans, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

C.

CHILTERN GARDENS NW2
GROSS INTERNAL AREA
APPROX TOTAL: 77.sq.m - 828.sq.ft



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IMAGES





LOCATION & TRANSPORT

Cricklewood is an established residential area in the London Borough of Brent, sitting between Kilburn to the south and Hendon to the north, with strong transport links into Central London and beyond.

Cricklewood station provides Thameslink services with direct connections to City Thameslink, Farringdon, St Pancras International and onwards to Gatwick Airport — making the location particularly attractive to professional tenants. Kilburn High Road and Finchley Road are both within easy reach, offering access to the Jubilee and Metropolitan lines respectively.

The area benefits from a well-established local high street with a wide range of independent retailers, cafes and restaurants, alongside larger supermarkets and amenities on and around Cricklewood Broadway. Gladstone Park is close by, providing green space for residents.

Cricklewood continues to attract professional tenants drawn by its relative affordability compared to neighbouring areas, fast City connections and improving local offer — underpinning consistent rental demand across the area.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.