



Dersingham Road | Cricklewood | NW2

Asking price £1,075,000 | Share of Freehold

 3  2  1  B

ADN
RESIDENTIAL

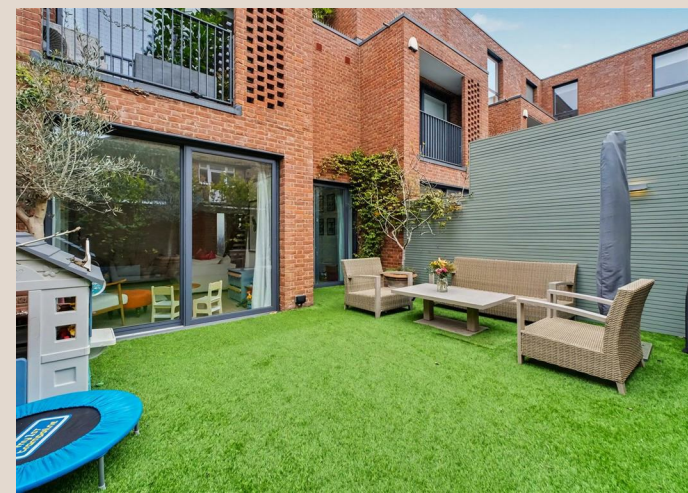
This beautifully appointed three-bedroom, two-bathroom "house style" maisonette spans the ground and first floors and offers approximately 1,353 sq ft/125.7 sq m (including an external storage cupboard) of stylish living space. The property features a bright and spacious reception/dining room with direct access to a private south-facing garden, along with a balcony adjoining the principal bedroom. Both the bedroom and living areas are air conditioned, ensuring year-round comfort.

Residents of this exclusive development benefit from a superb range of modern amenities, including a video entry system, secure cycle storage for 18 bicycles, underground parking for one vehicle. The home is equipped with an MVHR ventilation system, Mitsubishi air source heat pumps, energy-efficient lighting, and underfloor heating throughout. A passenger lift also provides convenient access to the basement car park.

Ideally located on Dersingham Road, on the edge of The Hocrofts, the property is just 0.3 miles from Cricklewood Station (Thameslink) and offers excellent connectivity via major routes into and out of Central London. The property is also conveniently situated just a three-minute walk from David Lloyd gym, adding to its lifestyle appeal.

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- High Specification
 - Private Entrance
 - Private South Facing Garden & Balcony
 - Air Conditioning
 - Underground Parking
 - Private Storage Room
 - CCTV Security
 - 5 Year New Build Warranty Remaining
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Council Tax Band: F
EPC: B



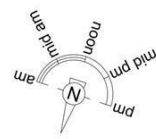




Dersingham Road, NW2

Approximate Gross Internal Area = 1353 sq ft / 125.7 sq m
(Including External Storage)

External Storage = 67 sq ft / 6.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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