



75 Camberwell Crescent, WN2 1BD

Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this excellent first-time buyer or buy-to-let opportunity, located in a popular area. This generous mid-mews property may require some cosmetic updating but has been competitively priced to attract early interest. With no onward chain, early viewing is advised. Entry is via an entrance hallway which leads into the well-proportioned sitting room. To the rear sits a separate dining room, which leads into the kitchen. To the first floor are three bedrooms and a bathroom. Outside, the front gardens provide off-road parking. To the rear is an enclosed garden that offers a good degree of privacy. Speak to agent regarding further information on the Leasehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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