



2 Bedroom  
Claremont Road, NW2

 **Portland**  
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Asking Price £430,000  
Leasehold

A two bedroom apartment in need of modernisation positioned moments from Cricklewood Thameslink.

With high ceilings and a 54ft garden, this ground floor flat is a wonderful opportunity to create a spectacular home in a popular pocket of North West London. Buyers can expect to find two large bedrooms, a separate kitchen, family bathroom and bright front reception room.

This home is being sold with a long lease, and vacant possession.

Claremont Road is a Victorian street just moments from Cricklewood Station. Buyers should note that some material information is unavailable from the client, and must rely on their own investigations to satisfy themselves.

- Charming Victorian garden flat
- Two bedrooms
- Potential to extend subject to necessary planning and consents
- Moments from Cricklewood Station
- Vacant possession
- In need of renovation
- Incredible project for a buyer
- Outbuilding



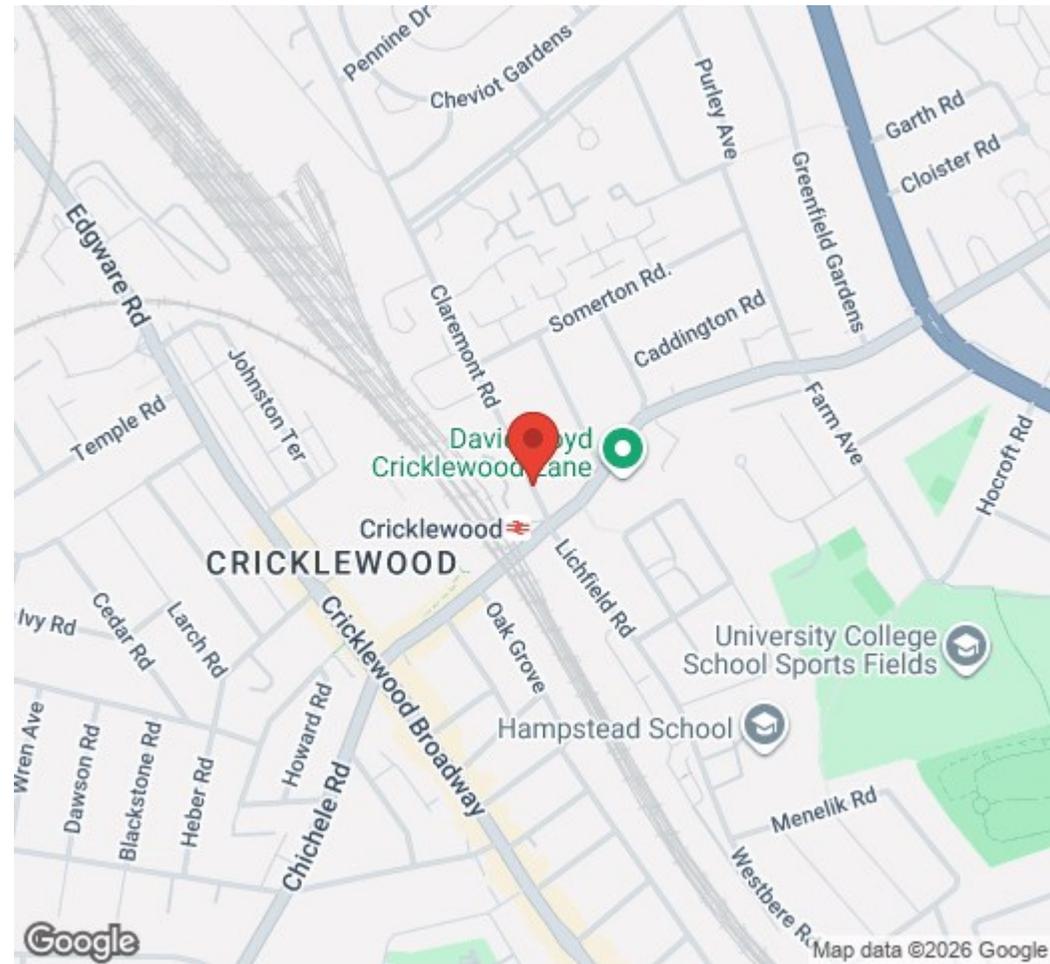




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<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property	<b>TOTAL STORAGE SPACE</b> Storage and washable total area	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc.	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m
68.2 sq m / 734 sq ft	2 sq m / 21 sq ft	115.3 sq m / 1241 sq ft	1.4 sq m / 0.0 sq ft

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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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	55	77

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		