



2 Bedroom
Claremont Road, NW2

 **Portland**
Trusted, every step of the way

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.

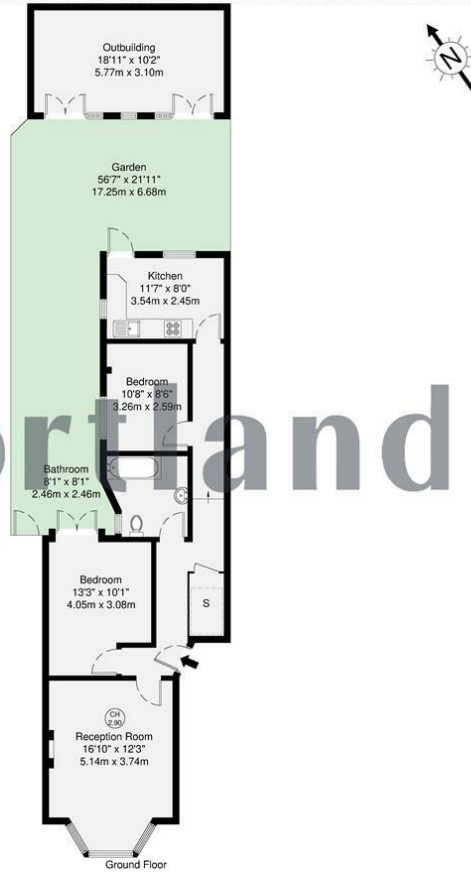
This home is being sold with a long lease, and vacant possession.

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







Portland

GROSS INTERNAL AREA (GIA)
The footprint of the property
68.2 sq m / 734 sq ft

TOTAL STORAGE SPACE
Storage and movable total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
115.3 sq m / 1241 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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) 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	68

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	