



Caddington Road, NW2
London

IB
Loperto-Brownie
— RESIDENTIAL —

Guide Price
£550,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Guide Price: £550,000 to £625,000

Liana & Oli & the LB team are delighted to be instructed on this exceptional three-bedroom, two-bathroom garden apartment, set within a handsome semi-detached Victorian conversion on Caddington Road, NW2.

Measuring a generous 880 sq ft, the property offers excellent internal space, **private off-street parking** and the perfect private garden. The flat retains lovely period features while offering a practical layout. The building oozes character with an attractive façade and lovely original detailing.

The accommodation comprises two double bedrooms and a further single bedroom which benefits from its own en suite shower room and would work well as a child's room, guest room or home office. There is also a separate family bathroom.

The living space is well arranged, with a comfortable reception area and a natural flow through to the kitchen, which has space to dine and overlooks the well-maintained sunny garden. The garden is a real highlight, offering a private outside space for entertaining, dining and everyday family use. There is also potential to extend, subject to the necessary planning permissions, giving future owners the opportunity to further improve the property if desired.

A key selling point is the off-street parking, which is particularly valuable in this part of North West London and adds a real sense of convenience for day-to-day living.

Caddington Road is well positioned for local transport and amenities. Cricklewood Station is close by, offering Thameslink services into London St Pancras, West Hampstead, Wimbledon, Sutton, Luton and St Albans. There are also multiple bus routes providing easy access to Golders Green, Willesden Green, Brent Cross and the surrounding areas.

The location continues to benefit from the wider Brent Cross regeneration, one of North West London's most significant development projects, bringing new homes, commercial space, public areas, shops, restaurants and improved transport links to the area. The planned Waitrose on Cricklewood Broadway is another welcome addition and will further enhance the local offering.

There is a strong selection of green spaces nearby, including Fortune Green Park, Clitterhouse Farm & Recreation Ground and Clitterhouse Playing Fields.

David Lloyd is also easily accessible, offering excellent gym, swimming, spa and fitness facilities.

Families are well served by local nurseries and schools, including Little Learners Montessori Nursery and St Agnes Catholic Primary School, both of which add to the appeal for buyers looking for a practical and well-connected family home.

This is a spacious and well-balanced garden flat with off-street parking, two bathrooms, a private garden and future potential, all within a convenient and improving North West London location.

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Tenure: Share of Freehold

Property Type: Ground Floor Flat

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Early viewing is highly recommended.

- Three-bedroom garden apartment within a handsome semi-detached Victorian conversion
- Measuring a generous 880 sq ft
- Off-street parking
- Well-arranged living space with a natural flow from the reception room through to the kitchen
- En suite shower room & separate family bathroom
- Kitchen with space to dine, overlooking the well-maintained sunny garden
- Private garden, ideal for entertaining, dining and everyday family use
- Close to Cricklewood Station, offering Thameslink services
- Easy access to David Lloyd Cricklewood Lane, with gym, swimming, spa and fitness facilities
- Liana & Oli & the LB team are delighted to be instructed on this exceptional three-bedroom, two-bathroom garden apartment





Council Tax Band: C

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Property Type: Ground Floor Flat





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