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Rockhall Road, Cricklewood, London, NW2

Asking Price £850,000



A beautifully bright and spacious family home, situated on tree-lined Rockhall Road close to 1,500 square foot of internal living space.

The ground floor comprises a spacious front reception room with a bay window, separate dining room, connecting directly to the generous kitchen at the rear. The kitchen opens onto a private garden. Additional ground-floor room offers flexibility as a bedroom, home office or study, complemented by a shower room accessed from the hallway.

On the first floor, there are three well-proportioned bedrooms, including a generous front bedroom with a bay window, alongside a smaller room, dressing room or home office. A further shower room completes the accommodation.

Rockhall Road is conveniently positioned for the varied shops, cafés and restaurants of Cricklewood and Willesden Green, while nearby Gladstone Park offers open green space for walks and recreation. Transport connections include Cricklewood station and Willesden Green Underground station, providing convenient access into Central London and beyond.
www.foxtons.co.uk

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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KEY FEATURES

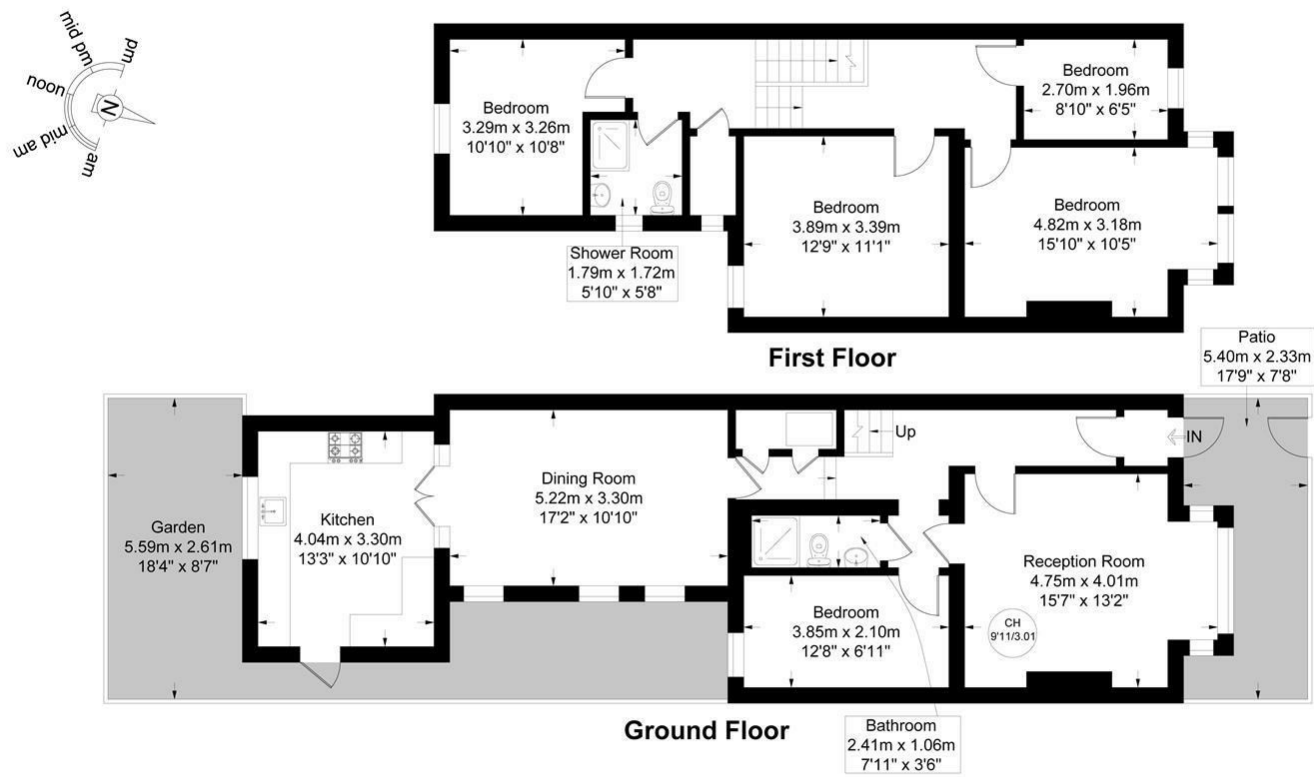
- Four Bedroom Edwardian Family Home
- Circa 1,500 sq.ft. of internal living space
- Four bedrooms plus an additional versatile room
 - Sold chain-free, freehold house
- Separate dining room and spacious kitchen
- Close proximity to Cricklewood Thames Link &



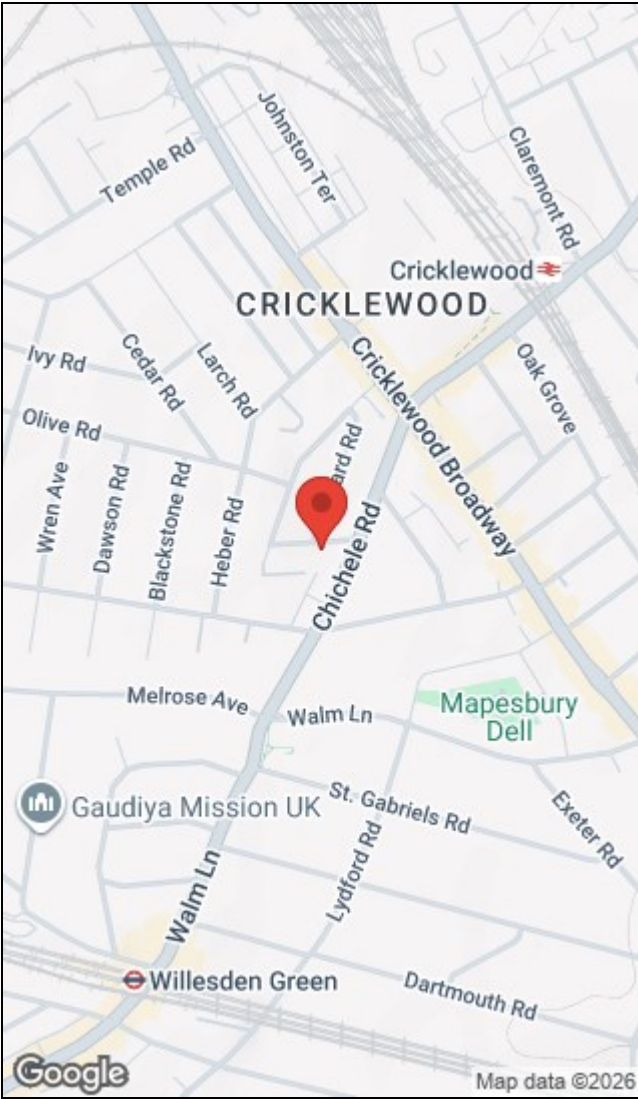


Rockhall Road, NW2

Approximate Gross Internal Area = 1484 sq ft / 137.8 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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