




## Ivy Road, NW2

£750,000

 4  2  3



Set on a well-regarded residential road, this four-bedroom, two-bathroom house offers an excellent opportunity to create a bespoke family home.

Measuring approximately 1,488 sq ft, the property is well proportioned throughout and would benefit from updating, making it an ideal project for buyers looking to add value. The current layout offers clear potential to open into a spacious kitchen–living area leading onto a private south-facing garden, with further scope to extend (subject to the usual consents).

Upstairs, there are four good-sized bedrooms and two bathrooms, well suited to family living.

Conveniently located close to Cricklewood and Willesden Green, with excellent transport links, local schools and Gladstone Park nearby.

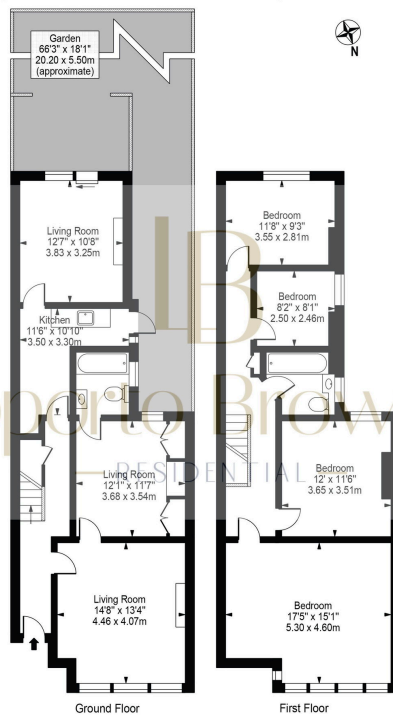
A great opportunity to acquire a well-located home with strong potential.

The LB team are delighted to help you find your new home.

## Key Features

- Freehold, 1488 square feet
- Two bathrooms
- A blank canvas
- Close to great transport links
- This property has not been on the market for over 50 years.
- Four bedrooms
- South-facing garden
- Potential to add value
- Close proximity to Gladstone Park
- The LB team would be delighted to help you find your new home

**Ivy Road**  
 Approx. Gross Internal Area 1488 Sq Ft - 138.28 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.