Hendon
(A41)
Golders
Green
(A598)
Willesden
Green
A407
Edgeware
Kilburn
(A5)
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Claremont Road, Cricklewood, London, NW2

Asking Price £400,000

Public Notice - Flat A, 8 Claremont Road, NW2 We are acting in the sale of the above property and have received an offer of £370,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC RATING: D

A very well located two bedroom garden flat benefiting from private garden to rear.

The property is priced to reflect internal modernisation required and consists of a private entrance, reception room with double doors leading to it's own large garden, a separate kitchen, two bedrooms and a shower room. There is potential to extend to the rear, subject to the necessary consents. There is also an allocated off street parking space to the front. Sold chain free.

Well situated for access to Overground trains at Cricklewood (Thameslink with direct access to Kings Cross St Pancras). West Hampstead and West End Lane are also accessible. Further, Brent Cross shopping centre is one mile away and there is a David Lloyd Health club within 200ft of the property.

Early viewings are highly recommended.

223 West End Lane, West Hampstead, London, NW6 1XJ I 0207 431 4777
westhampsteadsales@hunters.com I www.hunters.com

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KEY FEATURES

- Two Bedroom Garden Flat
- Close proximity to Cricklewood Broadway station
- Requires modernisation throughout
- Over 873 sq.ft. of internal living space
- Private large rear garden

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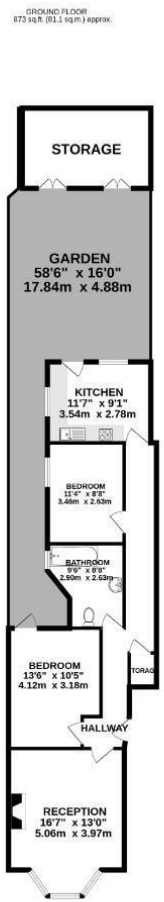

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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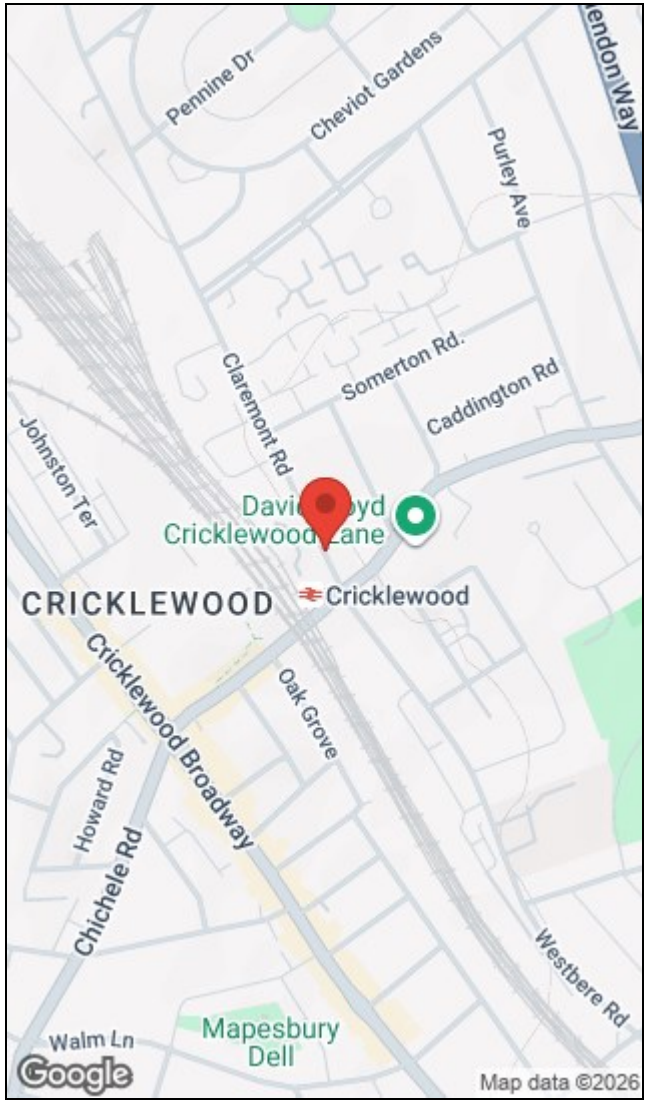

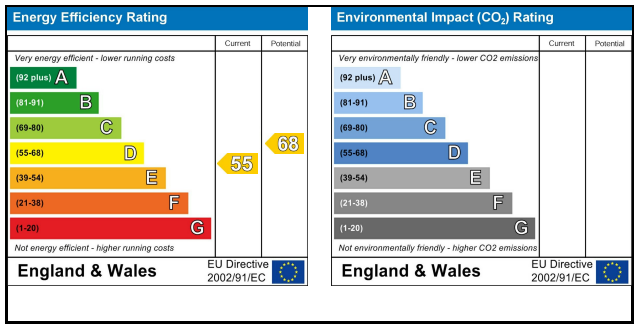

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