



HUNTERS®
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3 3 1 3 D

Cricklewood Lane, London

Asking Price £580,000



Cash buyers only - A large two/three bedroom apartment currently separated to provide three separate units. The property is presented in good decorative order and would be ideal for an investor or developer. Set on the ground floor of an end of terrace period building and benefitting from its own entrance as well as sole use of a large, wrap around garden.

Located on Cricklewood Lane and offering access to Golder's Green as well as West Hampstead. Cricklewood BR station, offering access to Kings Cross St Pancras, is located 0.2 miles from the property. Sold Chain Free.

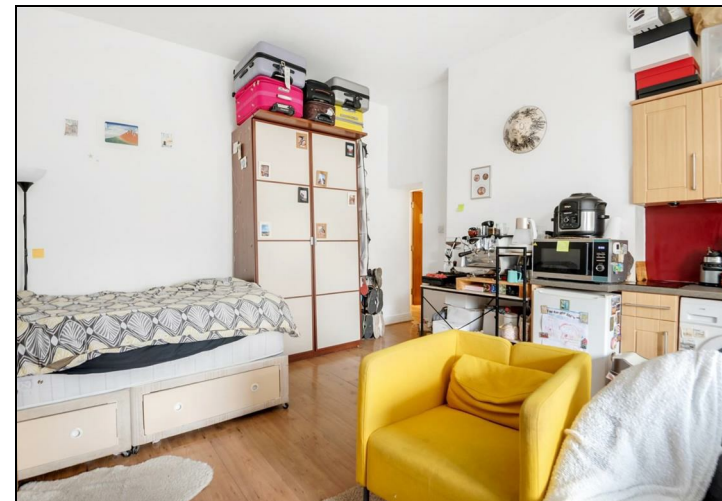
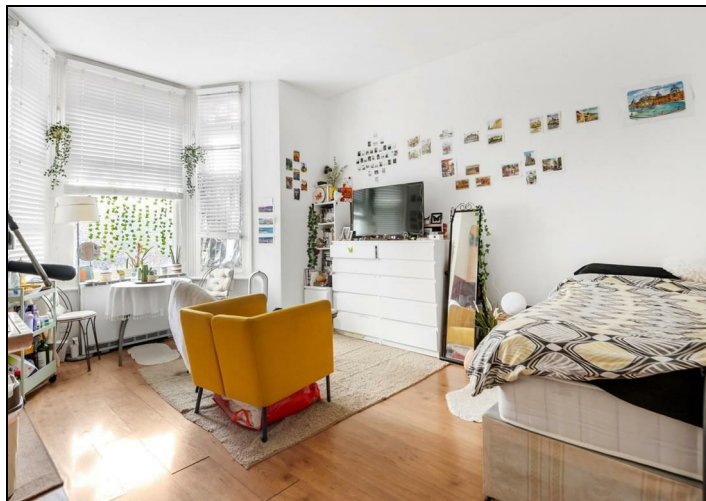
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westhampsteadsales@hunters.com | www.hunters.com

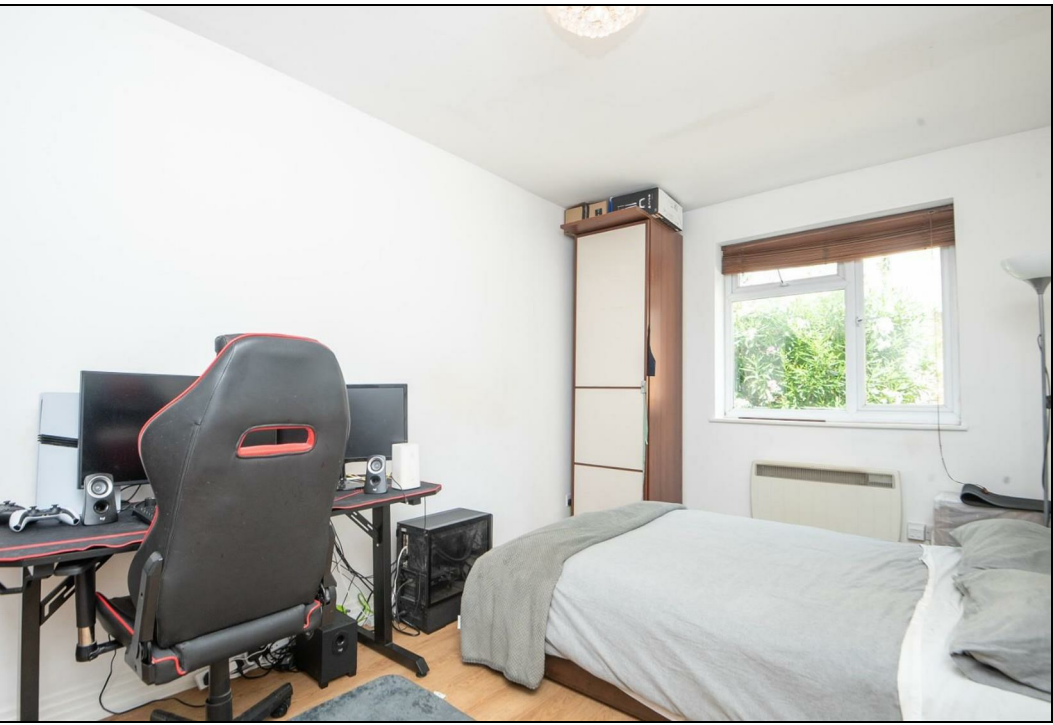


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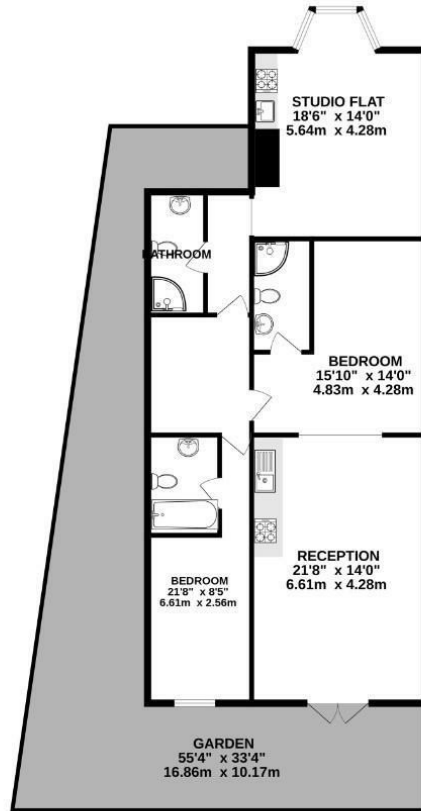
KEY FEATURES

- Cash Buyers only
- A large dwelling separated into three units
- Over 1000 sq.ft of internal accommodation
 - Presented in good decorative order
- Set on the ground floor of an end of terrace period property
 - Lease in excess of 100 years
 - Sole use of garden
 - Sold Chain Free

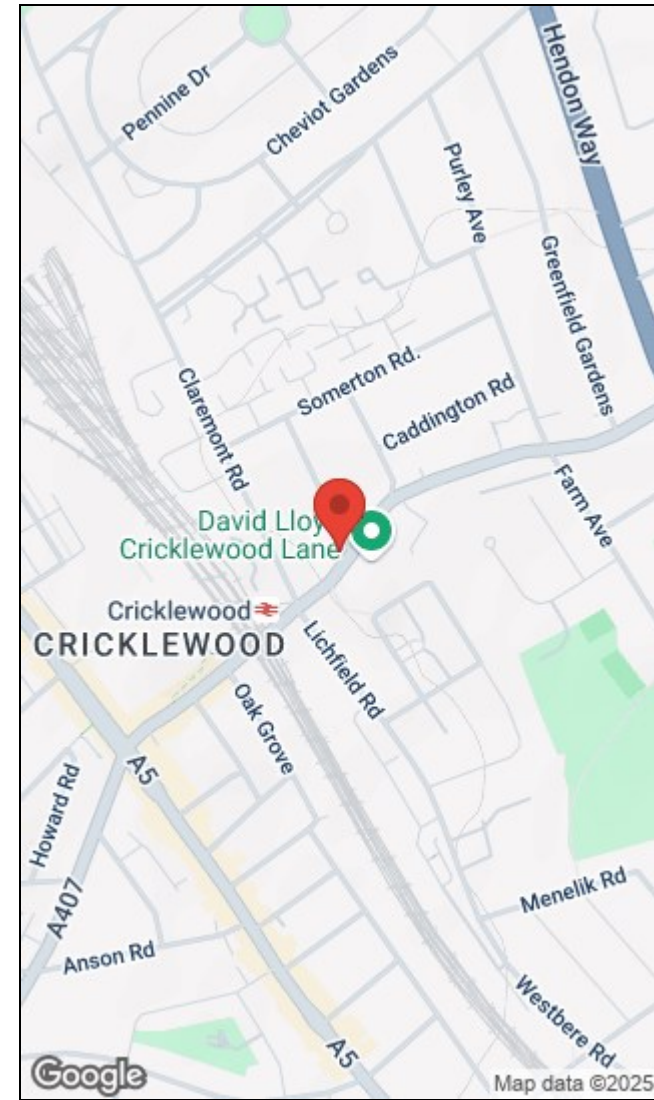




GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 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 misstatement. 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.
Made with Metropac C2025



| 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 | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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