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3 0 1 D

London

Asking Price £200,000



Notice of Offer: 27A, Temple Road, London, NW2 6PJ. By order of the mortgagees in possession we would advise that an offer has been made for the above property in the sum of £200,000. Any person wishing to increase on this offer should notify the selling agent of their best offer prior to exchange or within the next days, whichever is sooner. Hunters West Hampstead, 223 West End Lane, London, NW6 1XJ

Bringing to the market this three bedroom flat, converted from the first floor of a period property. Consisting of an entrance hallway, reception room, separate kitchen, three bedrooms and a bathroom.

The property is sold as seen, and requires renovation throughout. Sold chain free.

Temple Road provides access to great transport links, in the heart of Cricklewood, just a stone's throw from Gladestone Park and ideally positioned for access to the Thameslink Line, buses to central London, and the vibrant shops and restaurants of Cricklewood Broadway.

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

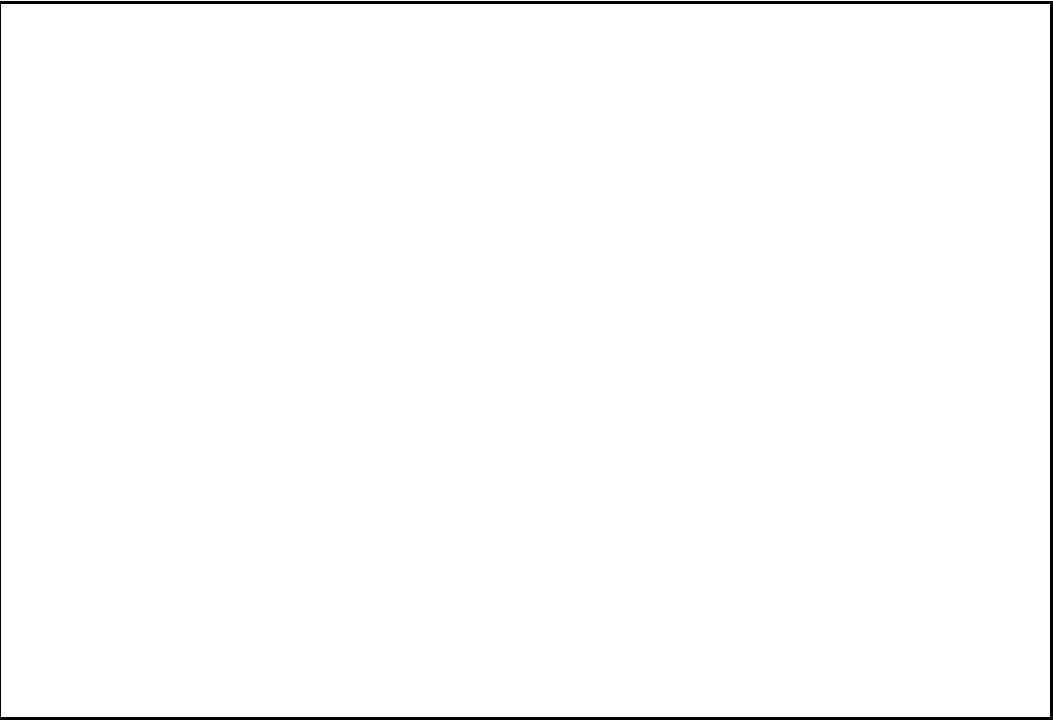
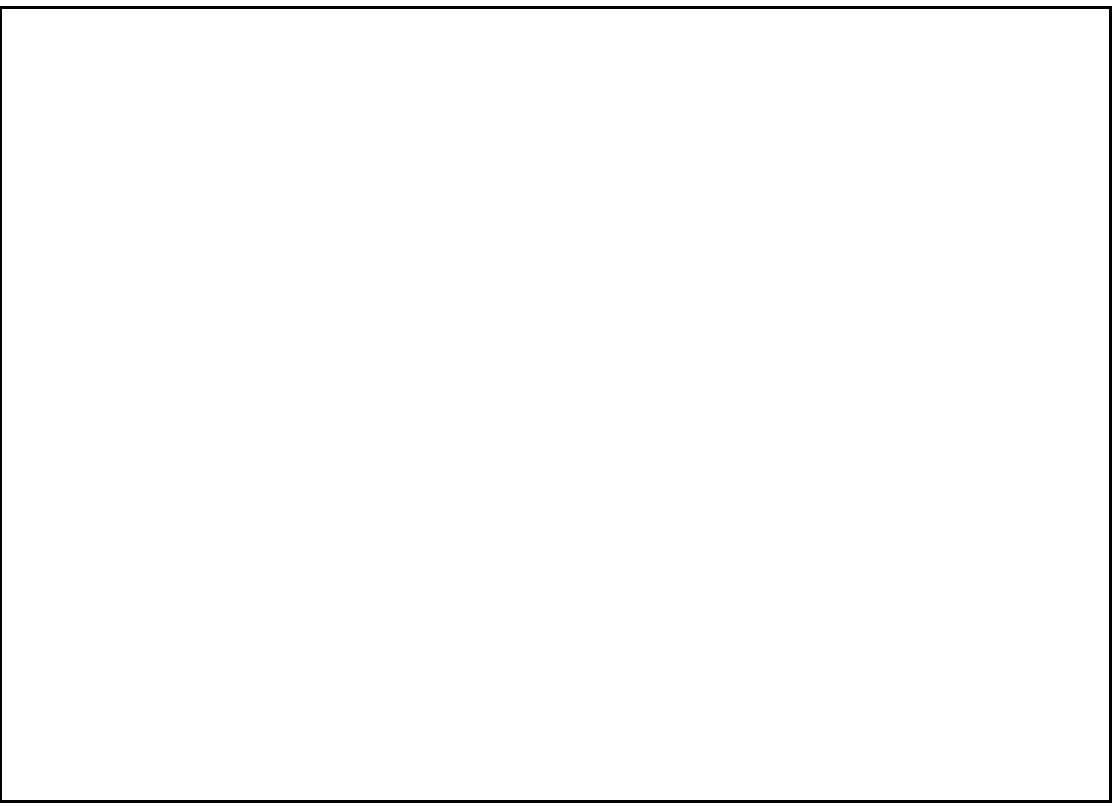
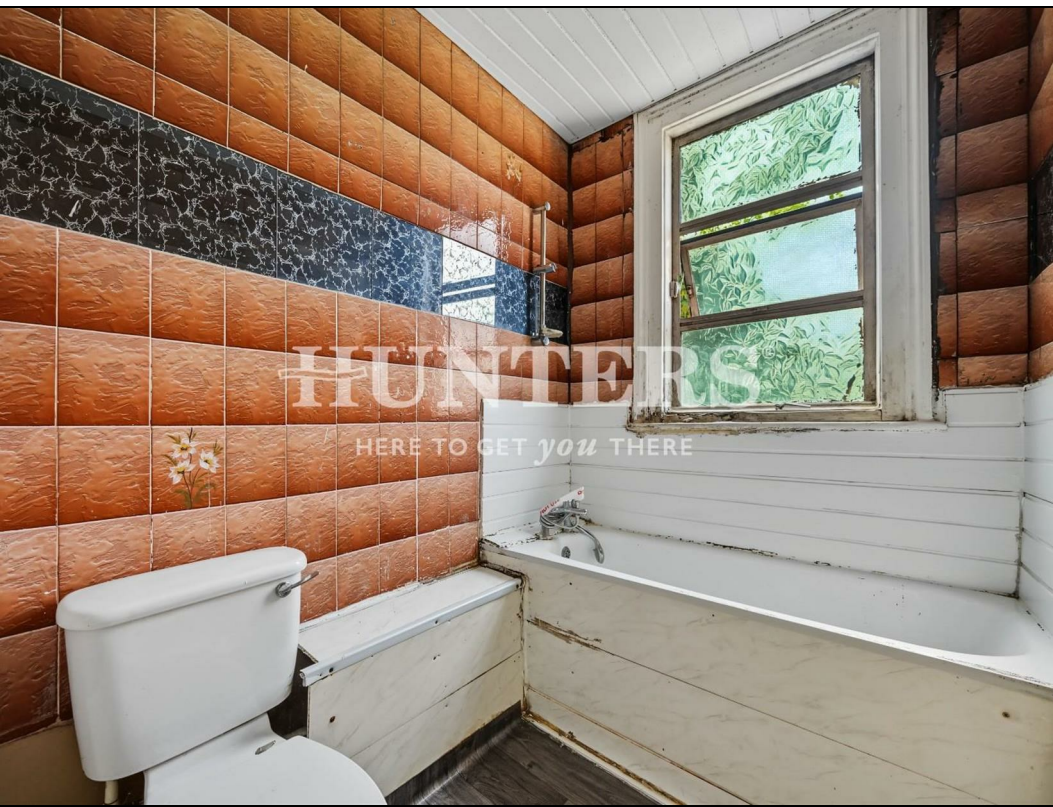


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KEY FEATURES

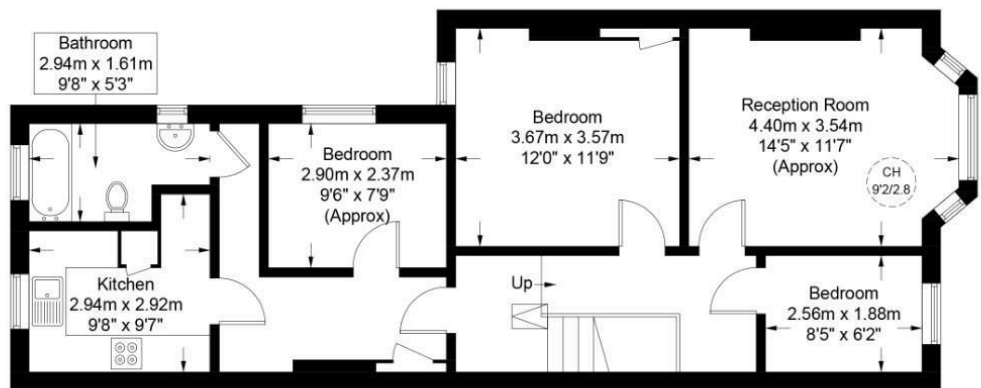
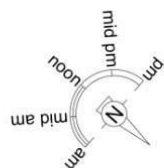
- Sold as seen
- Requires modernisation throughout
- Access to local amenities



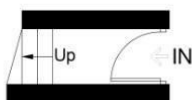


Temple Road, NW2

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m



First Floor



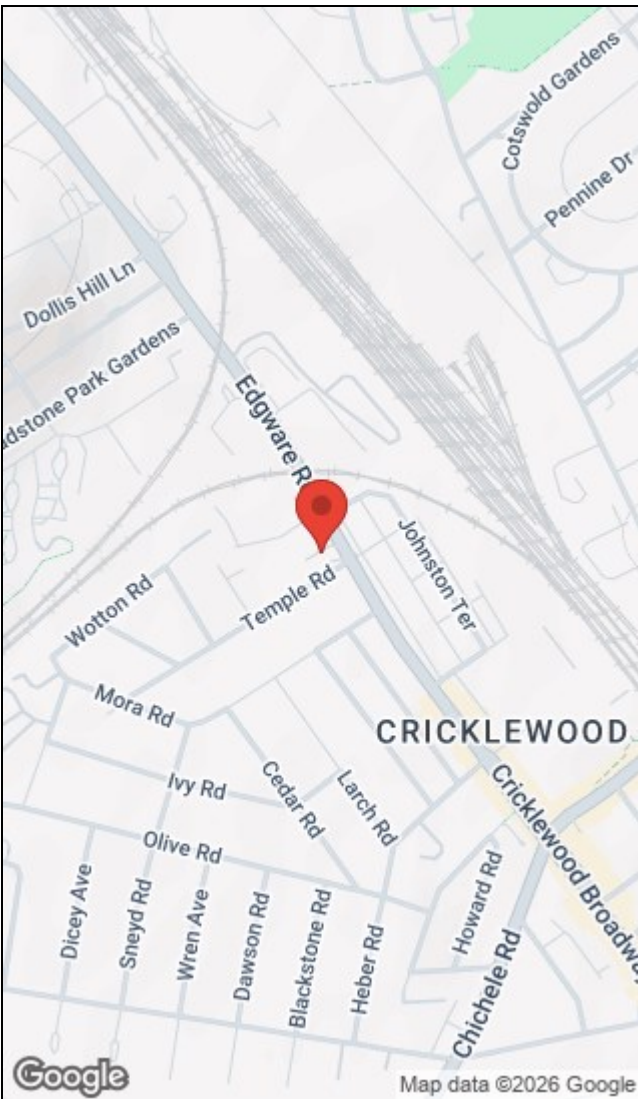
Ground Floor



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.



Certified
Property
Measurer



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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