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Cricklewood Lane, Childs Hill, NW2

£375,000



A large two bedroom first floor apartment with roof terrace located within easy reach to the green open spaces on Hampstead Heath.

Comprising of large sun-filled South-facing reception, two good-size bedroom, well-appointed separate kitchen and three-piece bathroom suite, this property would suit a first time buyer or rental investor.

Cricklewood Lane is located just off Finchley Road and is a great location for local transport links with Golders Green and West Hampstead Stations within a mile. The property is also well served by bus routes, with regular bus services to the City and the West End. The large woodland expanses of Hampstead Heath are a 10 minute walk away, whilst Brent Cross Shopping Centre and the M1 are a short drive away.

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

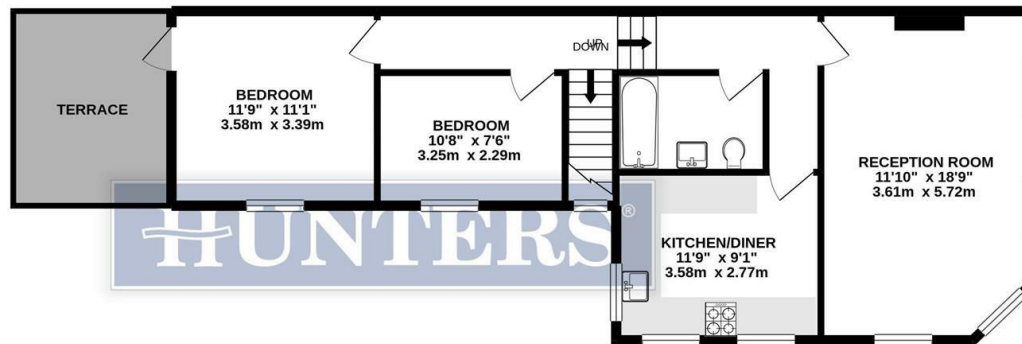
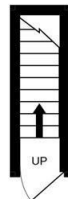
- Two bedroom
- First floor apartment
- Bright reception room
- Separate kitchen
- Roof terrace
- No upper chain
- Lease: 125 years from 1st Jan 2000
- Service charge: £3452 per annum
- Ground Rent: Tbc





GROUND FLOOR
26 sq.ft. (2.4 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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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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