

A photograph of a garden. In the center background is a small white shed with a grey door and two windows. To the left of the shed is a white garden bench. To the right is a small table with various items. In the foreground, there is a stone Buddha statue on a rectangular stone slab. To the left and right of the slab are two large, grey wicker planters. A stone path leads from the foreground towards the shed. The garden is surrounded by trees and a chain-link fence. The sky is blue.

**HUNTERS®**  
HERE TO GET *you* THERE

 4  2  2  E



# Ivy Road, London

Asking Price £900,000



This stunning four bedroom semi detached house, with modern touches in a period property, located on a sought after road in NW2.

Consisting of four double bedrooms, two bathrooms, private garden, room for dining space, a period feature fireplace and a storage unit in the rear garden. Further, there is a large open plan kitchen/dining room with bi-fold doors leading to a private garden to the rear. This gorgeous Victorian house offers close to 1500 sq.ft. of internal accommodation and is a must see.

Ivy Road is moments from Gladstone Park's green open space, with its café, tennis courts, and playgrounds. Finchley Road is nearby for links to Hampstead.

Cricklewood Station is a few minutes walk and runs regular Thameslink services to London St Pancras International (three stops) and Farringdon (four stops) for fast Crossrail connections to Heathrow and Bond Street. Willesden Green Underground station is around a mile away for Jubilee Line services into the West End.

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

- Four bedroom semi-detached house
- Over 1400 sq.ft. of living space
- Modernised throughout
- Sought after location
  - Private garden
  - Two bathrooms
- Close proximity to Cricklewood Broadway station







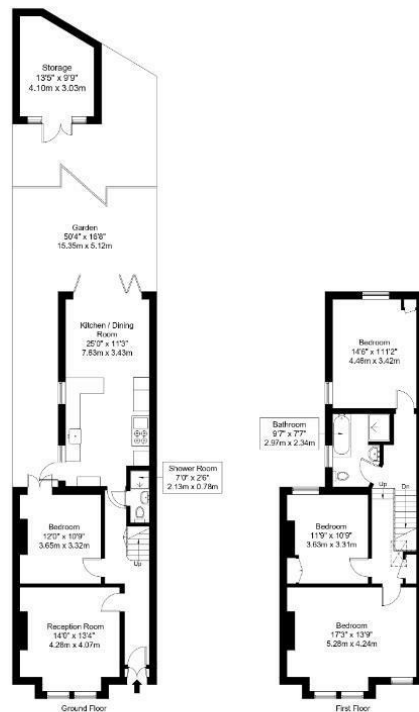
# Ivy Road, NW2 6SY

Approx Gross Internal Area = 135.8 sq m / 1462 sq ft

Garden = 107.4 sq m / 1156 sq ft

Storage = 11.02 sq m / 119 sq ft

Total = 254.22 sq m / 2737 sq ft



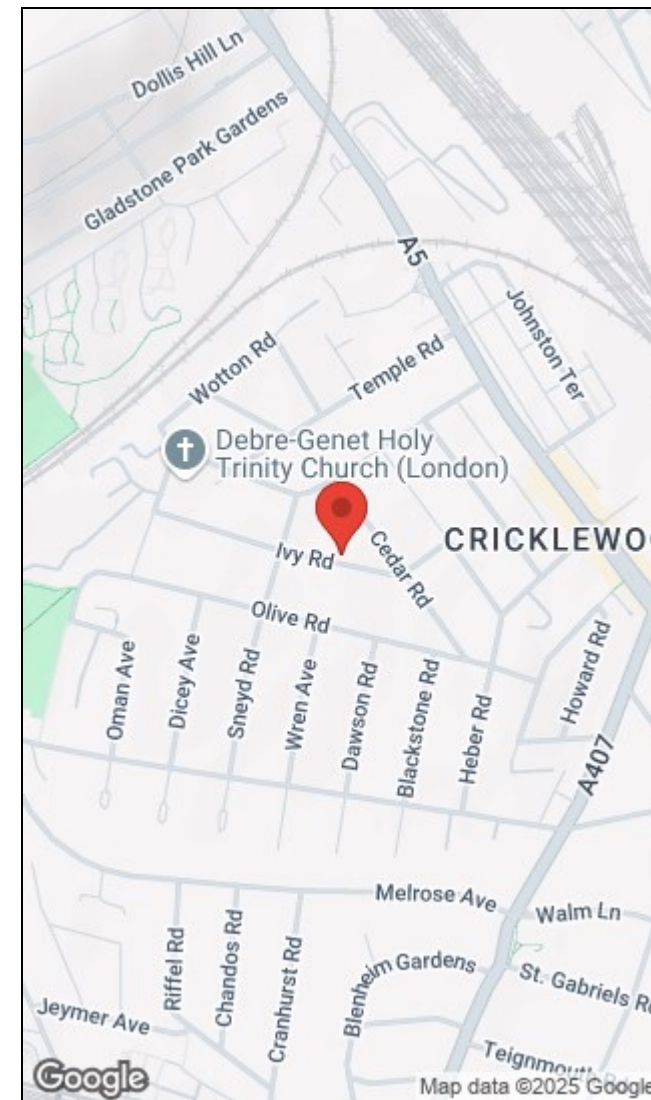
Ref :

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
53		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.