

HUNTERS  
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HERE TO GET *you* THERE

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# Cumbrian Gardens, London, NW2

## Offers In Excess Of £650,000

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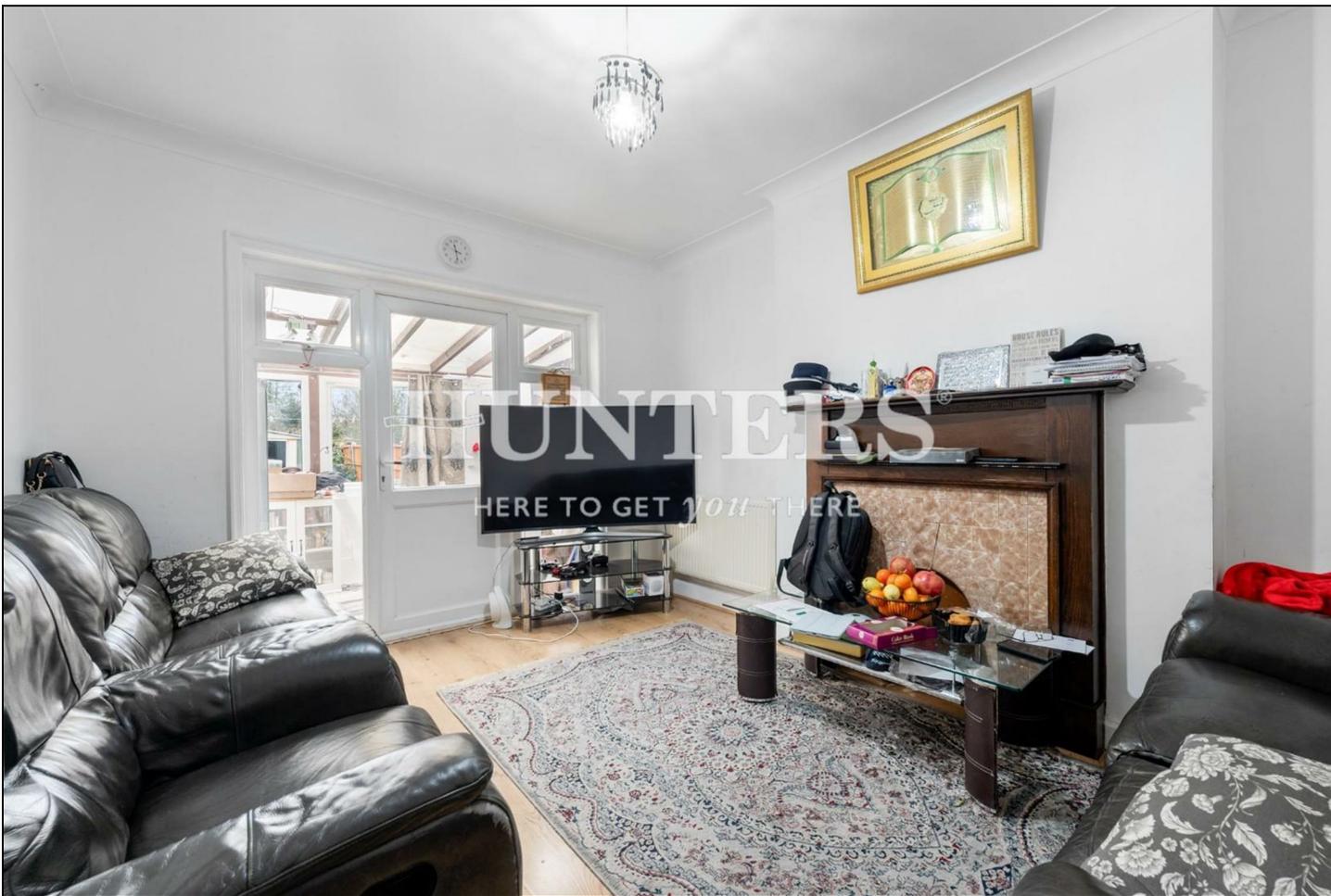
This freehold 3 bedroom semi-detached house offers fantastic potential to extend STPP. Currently consisting of two reception rooms and a kitchen on the ground floor as well as garden to rear which measures close to 50ft. The first floor offers three bedrooms and a family bathroom. Potential to extend to the ground floor rear and loft, subject to the necessary planning consents. Further, there is off street parking and the property is sold chain free.

Located on a quiet street close to Brent Cross Shopping Centre and the amenities in Cricklewood. Clitterhouse Playing Fields are also close by.

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



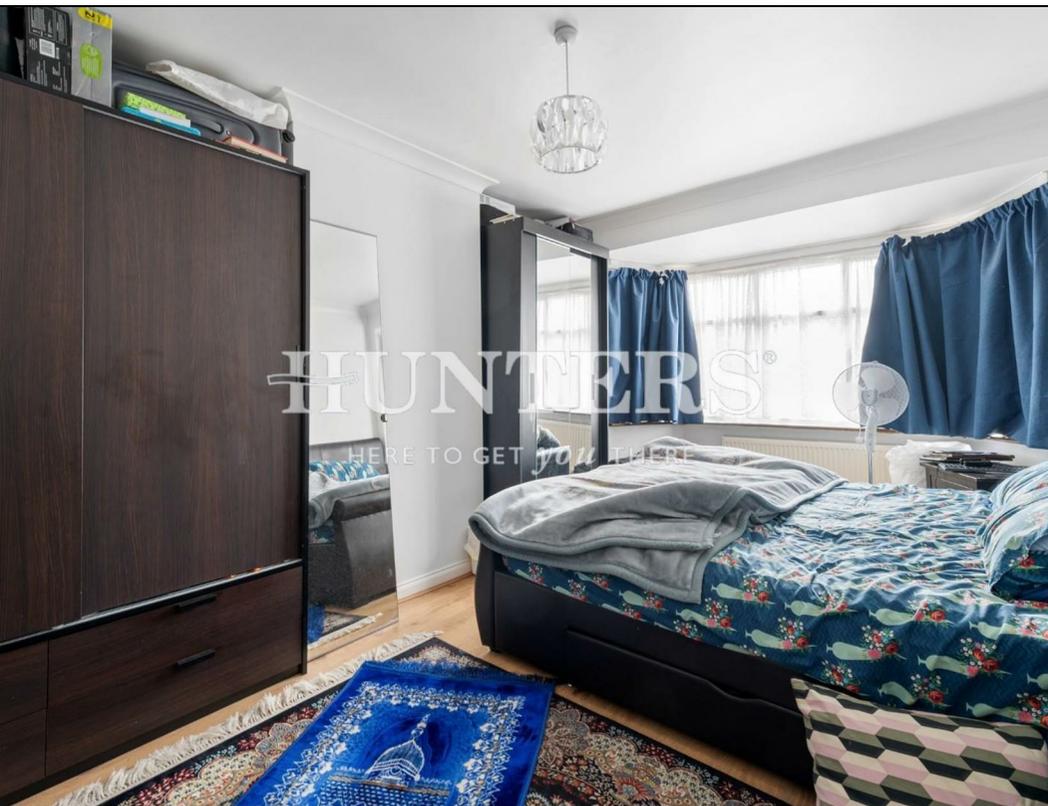
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## KEY FEATURES

- Three bedroom semi detached house
  - Large garden to rear
- Potential to extend to ground floor rear and loft
  - Off Street Parking
- Two/Three receptions to the ground floor
  - Sold Chain Free
- Access to Cricklewood Thameslink station

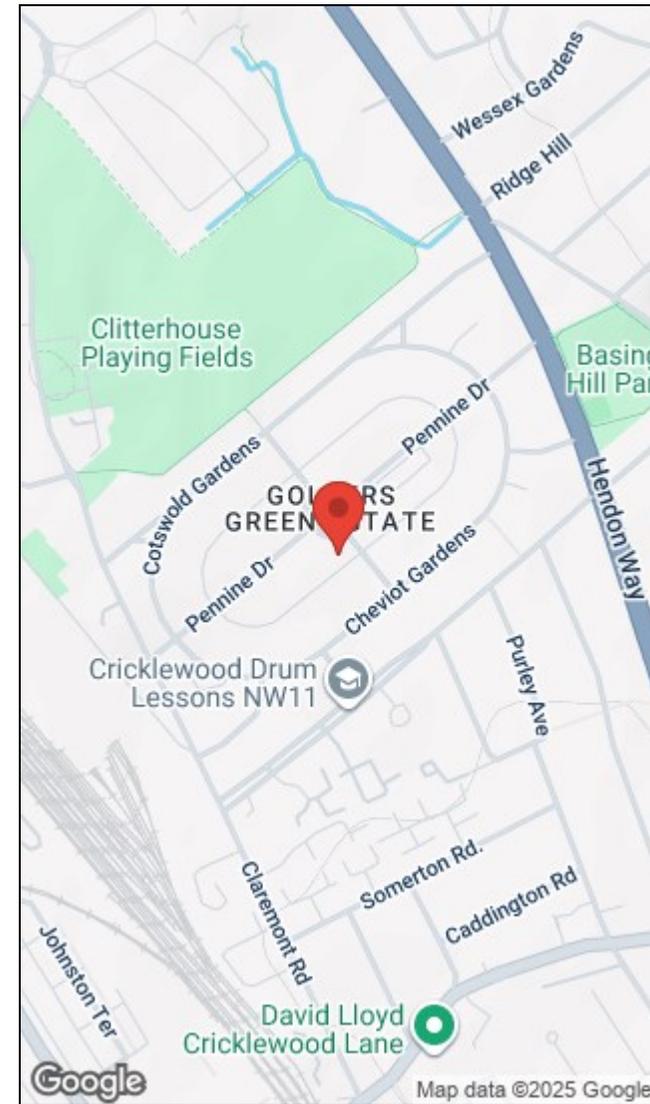






TOTAL FLOOR AREA: 1151sq. ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	76
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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