



Pearl & Chance

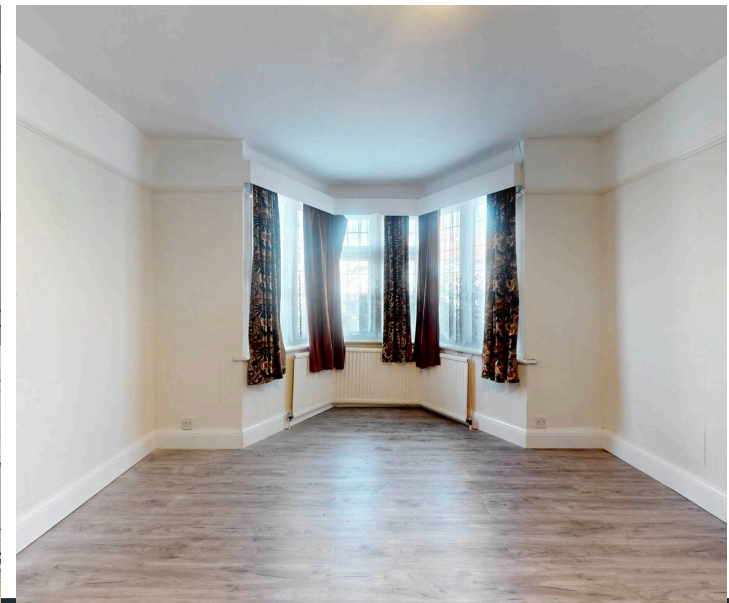
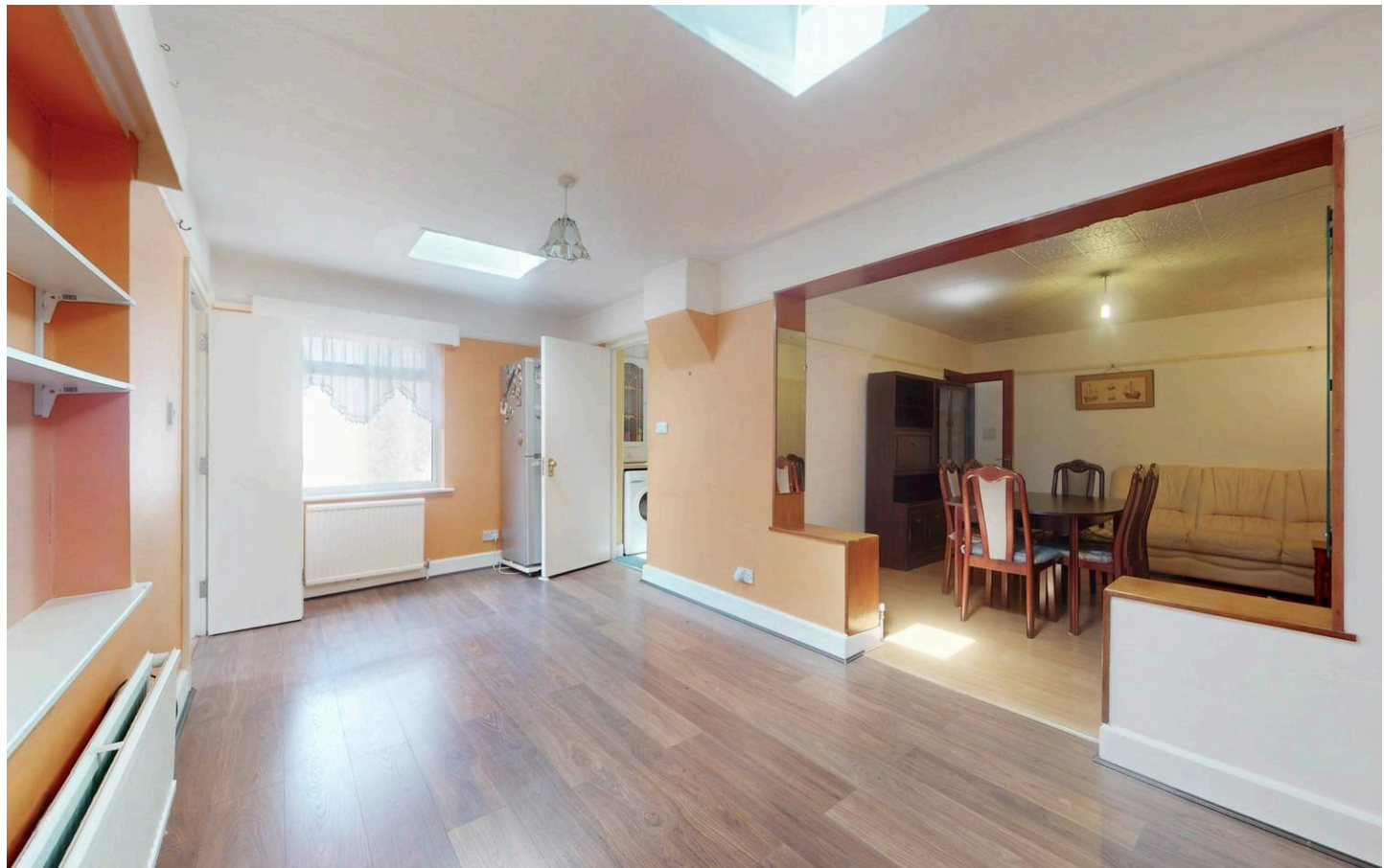
Crest Road, London, NW2

Offers Over £600,000

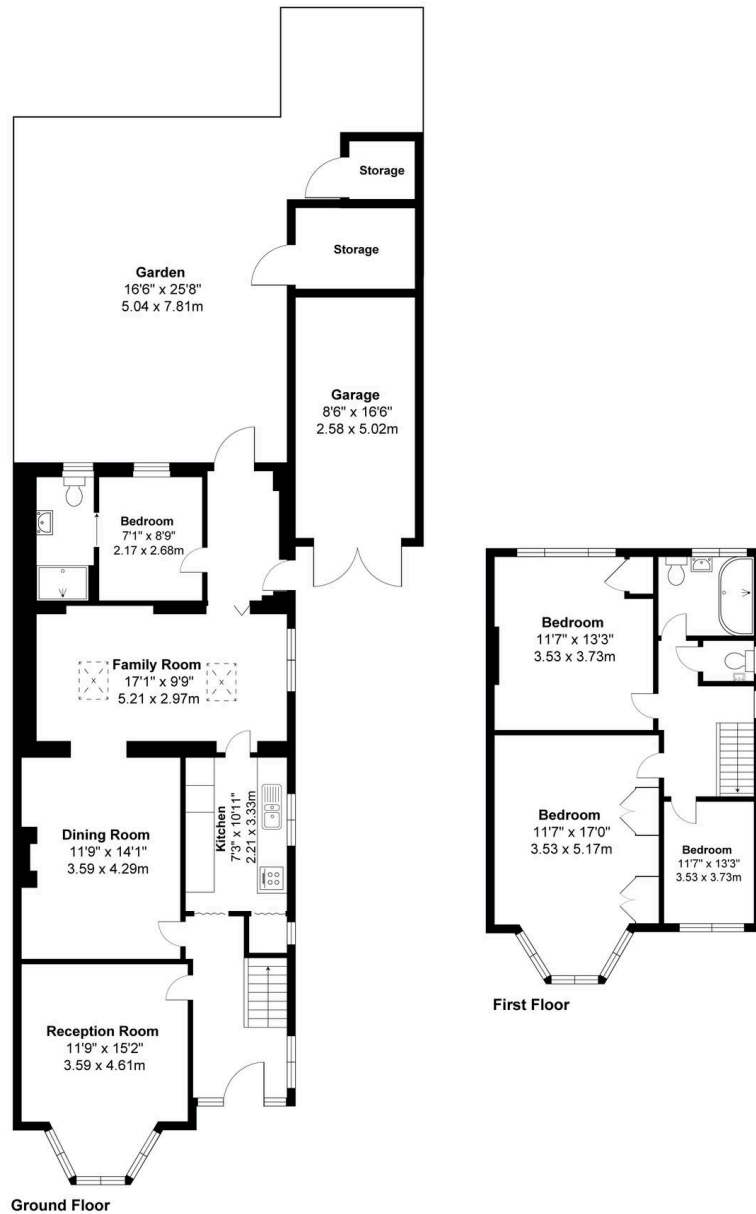
Crest Road, London, NW2

Situated on a popular residential road in Cricklewood, this chain free four bedroom semi detached family home extends to over 1,525 sq ft (141.9 sq m) and presents an exciting opportunity to modernise and create a superb long term family home. The property offers three versatile reception rooms, a ground floor bedroom with an en suite shower room, a spacious south easterly facing rear garden, garage, additional storage rooms and further potential to convert the loft and garage (STPP). Ideally positioned towards the Staples Corner end of Crest Road, it is conveniently located for well regarded schools, local amenities, Brent Cross Shopping Centre and excellent transport links, including the A41, A406 North Circular, M1, A40 and Central London.

- Freehold
- Chain Free
- Semi Detached
- Four Bedrooms
- Three Reception Rooms
- Over 1,525 Sq ft.
- EPC Rating C
- Double Glazing Throughout
- Huge Scope to Modernise
- Excellent Road Links (A41, A406, M1 & A40)
- Close to Brent Cross Shopping Centre







Crest Road, NW2

Total Gross Area: 1,527 ft².....141.9 m²(excluding garden)

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating

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



Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.