

## CADDINGTON ROAD, LONDON, NW2 1RP



EPC Rating:

We are pleased to be able to offer for sale this period style centre terrace house constructed circa 1910 and offered for sale chain free.

The property is located at the borders of Cricklewood and Childs Hill. The property offers spacious accommodation for a family to purchase the property and renovate it what they want as the property is currently a blank canvass.

Situated in the London Borough of Barnet this property is within half a mile approximately of Cricklewood Station (Thameslink trains into Kings Cross in approximately 15 minutes). Multiple shopping and bus services at Cricklewood Lane are within a few hundred yards with Cricklewood Broadway being within approximately half a mile

- Double glazed windows
- Chain free sale
- South facing rear garden
- Gross internal floor area of 1,211 sq ft (113 sq m) approximately
- The nearest Station is Cricklewood (Thameslink)

**PRICE: ... .. £850,000..... ..FREEHOLD**

## **CADDINGTON ROAD, LONDON, NW2 1RP (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Room (front):** 16'6" x 12'8" (5.02m x 3.86m). Double glazed bay window.

**Room (rear):** 18'1" x 10'7" (5.52m x 3.22m). Currently laid out as a bedroom with built-in wardrobes and drawers to two walls.

**Kitchen:** 12'8" x 8'4" (3.87m x 2.55m). Ceramic tiled flooring and fully ceramic tiled walls. Fitted wall cupboards and matching base cabinets with work surfaces above. Double glazed door to garden. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Single drainer sink unit.

### **First Floor:**

**Bedroom 1 (front):** 18'1" x 11'2" (5.52m x 3.40m). Double glazed bay window.

**Bedroom 2 (rear):** 13'9" x 10'6" (4.20m x 3.20m). Double glazed window. Built-in cupboard. Feature fireplace.

**Bedroom 3 (front):** 9'8" x 7'9" (2.94m x 2.36m). Double glazed window.

**Bathroom:** 8'0" x 6'2" (2.44m x 1.88m). Walk-in shower cubicle. Wash hand basin. Ceramic tiled floor and walls. Cupboard with hot water tank.

**Separate WC:** Fully tiled walls.

**External features:** Front and rear gardens, the rear garden measuring some 62' in length mainly lawn.

**PRICE: £850,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**CADDINGTON ROAD, LONDON, NW2 1RP (CONTINUED)**



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LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1210.94 SQ. FT / 112.50 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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.  
FLOOR PLANS ARE NOT DONE TO "SCALE".