

## **LARCH ROAD, CRICKLEWOOD, LONDON, NW2 6SG**



EPC Rating:

We are pleased to be able to bring to the market this spacious centre terrace Victorian built two floor house comprising the following:-

- Four bedrooms to first floor
- Original features
- South facing rear garden
- Three reception rooms
- Gross internal floor area of 1,326 sq ft (123 sq m) approximately
- Chain free sale
- Renewed roof
- The property is located within a few hundred yards of Cricklewood Broadway multiple shopping and bus services
- The nearest Station is Cricklewood (overground trains)

**PRICE: ..... £750,000.....FREEHOLD**

**LARCH ROAD, CRICKLEWOOD, LONDON, NW2 6SG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lounge (front):** 14'6" x 13'2" (4.43m x 4.02m). Ornate ceiling. Fireplace. Sash bay window.

**Reception Room 2:** 12'0" x 11'3" (3.66m x 3.44m). French doors to rear garden. Feature fireplace. Ceiling mouldings.

**Reception Room 3:** 14'8" x 11'2" (4.66m x 3.40m). Built-in cupboards. French windows to rear garden. Fireplace. Door to:

**Kitchen:** 9'9" x 8'2" (2.97m x 2.50m). Door to garden and door to WC.

**First Floor:**

**Bedroom 1 (front):** 17'1" x 13'3" (5.20m x 4.03m). Feature fireplace. Replastered walls and ceiling ready for painting.

**Bedroom 2 (middle):** 12'0" x 11'3" (3.66m x 3.44m). Feature fireplace.

**Bedroom 3 (rear):** 9'9" x 8'4" (2.97m x 2.55m). (Currently arranged as a kitchen).

**Bedroom 4 (rear):** 9'3" x 8'1" (2.83m x 2.46m). Feature fireplace.

**Bathroom/WC:** 6'9" x 5'7" (2.05m x 1.71m).

**External features:** Front and rear gardens, the rear garden having a southerly aspect and measuring some 53' in length.

**Council Tax:** Band E.

**PRICE:** **£750,000** **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.

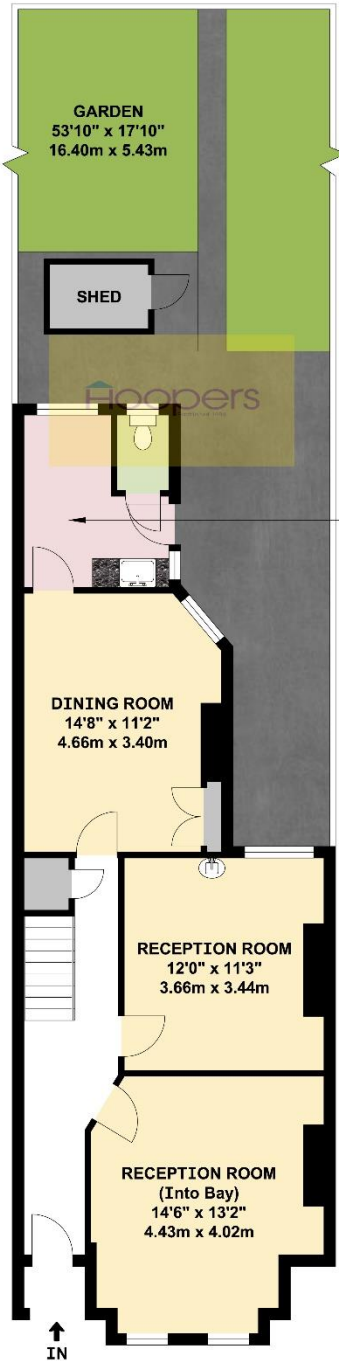
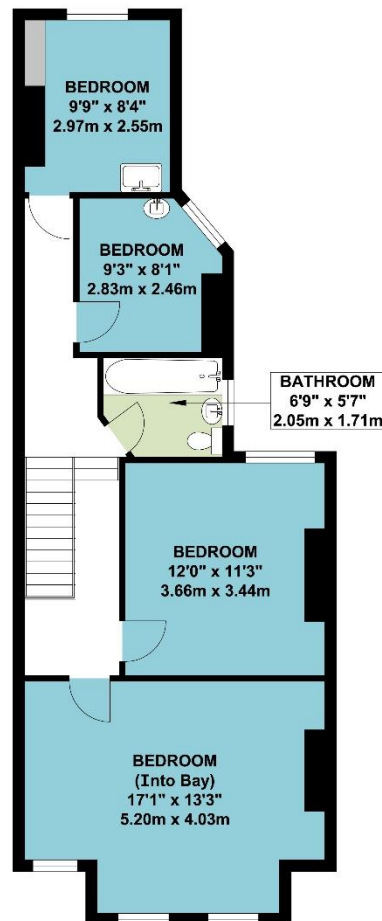


**LARCH ROAD, CRICKLEWOOD, LONDON, NW2 6SG (CONTINUED)**



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LARCH ROAD  
LONDON NW2

**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1325.57 SQ. FT / 123.15 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".