

NEEDHAM TERRACE, CRICKLEWOOD, NW2 6QL



EPC Rating: C

We are pleased to bring to the market this Victorian built ex-railway cottage forming part of “The Terraces” being a sought after area with a village feel and located parallel to the Edgware Road (A5).

The property is located within a few yards of the many bus services supplied by Cricklewood bus garage with local shops being within a few hundred yards. The nearest Station is Cricklewood (Thames Link) overground trains. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Spacious living area
- Fitted kitchen
- Two double bedrooms and bathroom to first floor
- Own garden
- Gross internal floor area of 809 sq ft (75 sq m) approximately

PRICE: £579,000.....FREEHOLD

NEEDHAM TERRACE, CRICKLEWOOD, LONDON, NW2 6QL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge (formally 2 rooms): 22'7" x 17'7" (6.88m x 5.35m). Oriel window to front room. Double glazed French doors from rear room to garden. Wood flooring. Open plan with:-

Kitchen: Fitted with a range of eye level wall mounted cupboards and matching base cabinets. Built-in gas hob with oven below and extractor hood above hob. Single drainer sink unit with mixer tap. Downlights to ceiling.

First Floor:

Bedroom 1 (rear): 17'7 x 9'4" (5.35m x 2.84m). Double glazed window. Built-in cupboard. Additional recess area for storage.

Bedroom 2 (front): 12'9 x 8'6" (3.89m x 2.58m). Double glazed window.

Bathroom/WC: 9'7" x 8'4" (2.93m x 2.55m). Marble effect tiling to floor and walls. Panelled bath with mixer tap with rain shower above, shower screen and hand shower. Low level WC. Vanity wash hand basin with mixer tap with cupboard below. Heated towel rail. Cupboard with gas boiler and storage facilities.

External Features: Own rear garden with storage sheds.

Council Tax: Band D.

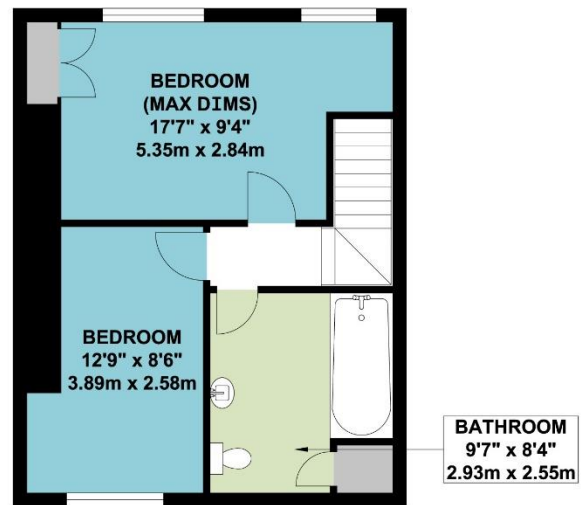
PRICE: £579,000 FREEHOLD

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.

NEEDHAM TERRACE, CRICKLEWOOD, LONDON, NW2 6QL (CONTINUED)



NEEDHAM TERRACE, CRICKLEWOOD, LONDON, NW2 6QL (CONTINUED)**NEEDHAM TERRACE
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 809.33 SQ. FT / 75.19 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".