



CUMBRIAN GARDENS, NW2  
£600,000 FREEHOLD

## A 3 BEDROOM SEMI-DETACHED HOUSE REQUIRING COMPLETE MODERNISATION

3 Bedrooms/ Through Reception Room/ Small Rear  
Extension/ Off Street Parking/ Chain Free/ Excellent  
Potential/ EPC Rating: D

## DESCRIPTION:

Located on the popular Golders Green Estate we are delighted to offer this 3 bedroom semi-detached house requiring total renovation. The property has the benefit of a rear extension on the ground floor and a 40 ft South East facing garden. There is also off street parking to the front with hard standing for 1 car.

### Cumbrian Gardens, NW2 Approx. Gross Internal Floor Area 1082 sq. ft / 100.55 sq. m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 634 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	