



CLEVELAND GARDENS, NW2
£799,950 FREEHOLD

A delightful, well extended family home in much sought after location.

4 Bedrooms/ Loft & Rear Extensions/ Driveway for 2 Cars/
 West Facing Garden/ Guest WC & 2 Bathrooms/ Excellent
 Condition/ EPC Rating; C/ Council Tax Band: F



DESCRIPTION:

New Instruction!

We are delighted to offer this well extended 4 bedroom 2 bathroom family home located in this very popular residential area close to Golders Green, Brent Cross and West Hampstead.

Cleveland Gardens is situated off Pennine Drive, in the area known locally as the Golders Green Estate, a series of interconnecting roads with attractive residential houses built in the 1930s. The area has always had excellent access to all transport facilities, both road, and the tube network, and this has been recently much improved with the addition and expansion of the Thames Link rail network with its new station at Brent Cross West. Central London can now be reached (Kings Cross) in approximately 12 minutes.

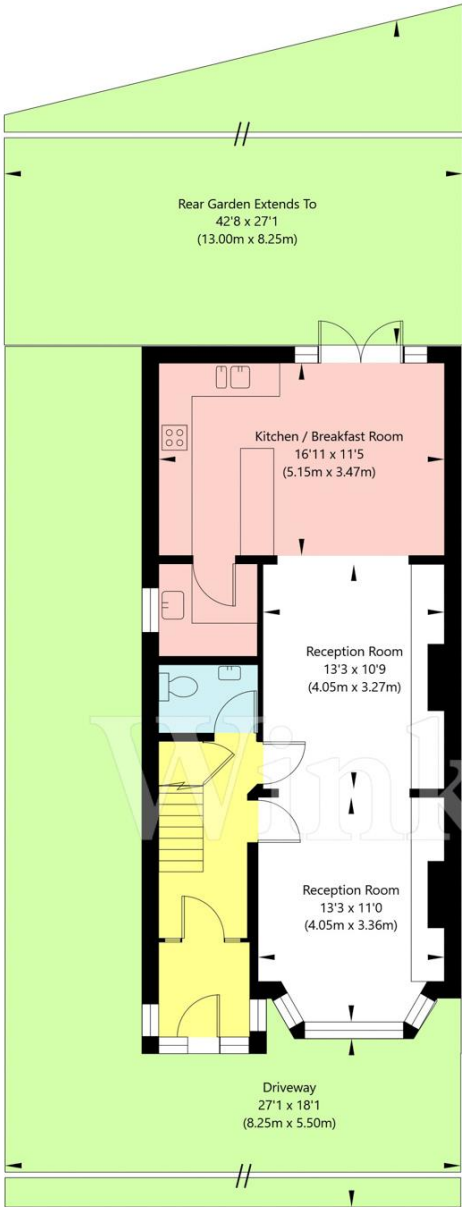
Accommodation within the house comprises on the ground floor, 2 reception rooms (now arranged as 1 through room) a lovely extended kitchen/diner with separate utility room plus a guest WC. On the 1st floor there are the traditional 3 bedrooms plus a family bathroom, A further 2nd floor has been added (loft conversion) to create a large 4th bedroom (or principal bedroom) with its own ensuite shower room.

Externally, to the rear of the house, accessed via double glazed French doors, is a family friendly westerly facing lawned rear garden. There is also a side access via the original shared driveway with the adjoining property. To the front of the house is an interlocking brick driveway which should be suitable for parking 2 cars.

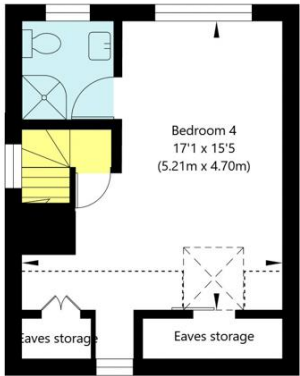
Overall, this is an excellent family home, well maintained and modernised to a contemporary standard at a very affordable price. Viewing is highly recommended.



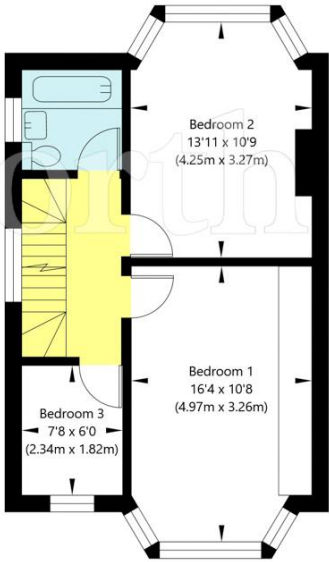
Cleveland Gardens, London NW2 1DU



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.68 SQ M / 653 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 28.61 SQ M / 308 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 44.18 SQ M / 476 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 133.47 SQ M / 1437 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 127.62 SQ M / 1374 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C

82 B