



CLIVE LODGE, LONDON, NW4  
£275,000 LEASEHOLD

WE ARE PLEASED TO OFFER FOR SALE THIS  
TWO BEDROOM GROUND FLOOR APARTMENT  
IN NEED OF MODERNISATION....

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

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## DESCRIPTION:

We are pleased to offer for sale this two bedroom ground floor apartment. The property is in need of modernisation and comprises two bedrooms, separate kitchen and family bathroom. Great location close to Brent Cross, transport links and well suited for a buy to let investment or first time buy.

EPC: C

## AT A GLANCE

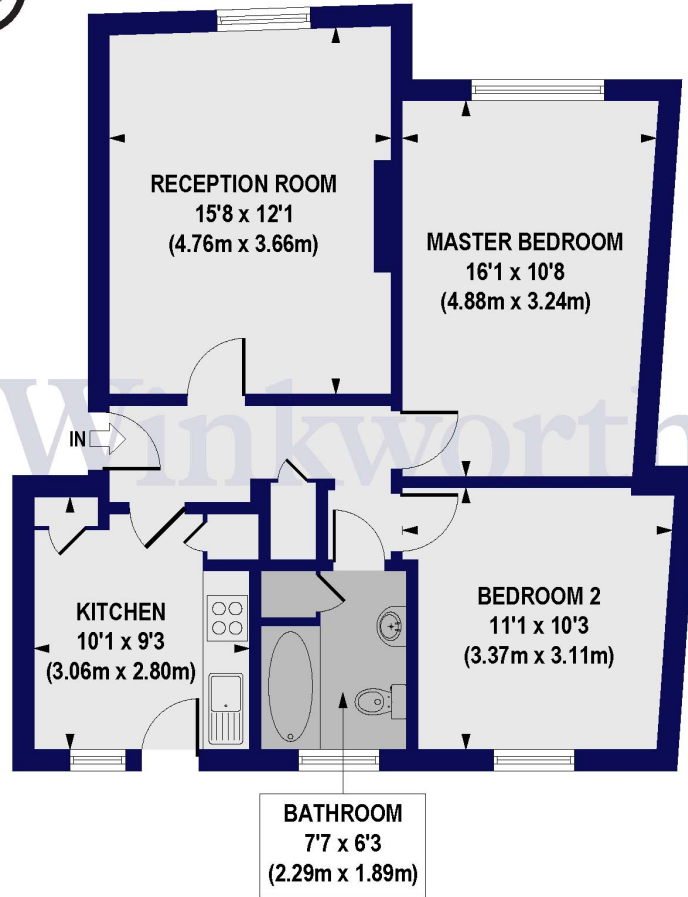
- LARGE TWO BEDROOM FIRST FLOOR APARTMENT
- WELL LOCATED CLOSE TO BRENT CROSS
- GREAT BUY TO LET OR FIRST TIME BUY
- PURPOSE BUILT BLOCK
- REQUIRES MODERNISATION
- LONG LEASE







**Clive Lodge, Shirehall Lane, NW4**  
**Approx. Gross Internal Floor Area 712 sq. ft / 66.17 sq. m**



**FIRST FLOOR**

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. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	74
(55-68)	<b>D</b>		
(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	

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