



Cleveland Gardens, London, NW2

£750,000 *FREEHOLD*

3  1  4 

A WELL EXTENDED 3 BEDROOM FAMILY HOME

KEY FEATURES

- 3 DOUBLE BEDROOMS
- 4 BATHROOMS (2 EN SUITE SHOWER ROOMS)
- LARGE REAR EXTENSION
- OFF STREET PARKING
- SPACIOUS KITCHEN/DINING ROOM
- EPC RATING: C
- COUNCIL TAX BAND: C



Golders Green

020 8458 8313 | goldersgreen@winkworth.co.uk



DESCRIPTION

We are delighted to offer this extremely well extended and appointed 3 bedroom semi-detached family home with a total of 4 bathrooms (2 en-suite shower rooms to largest bedrooms).

Cleveland Gardens is located on the very popular Golders Green Estate, conveniently situated for Golders Green, Childs Hill and West Hampstead. Transport facilities are excellent and Cricklewood Lane and the new Thameslink train station at Brent Cross North are nearby.

Of particular note are the exceptionally large ground floor living room with direct access to the rear garden, the master bedroom on the top floor and an additional bedroom with ensuite shower on the 1st floor.

Previously arranged as 2 flats, the house has been recently redecorated and partially refurbished into this substantial family home.

To the rear of the house is a secluded garden and to the front is off street parking for 2 cars.

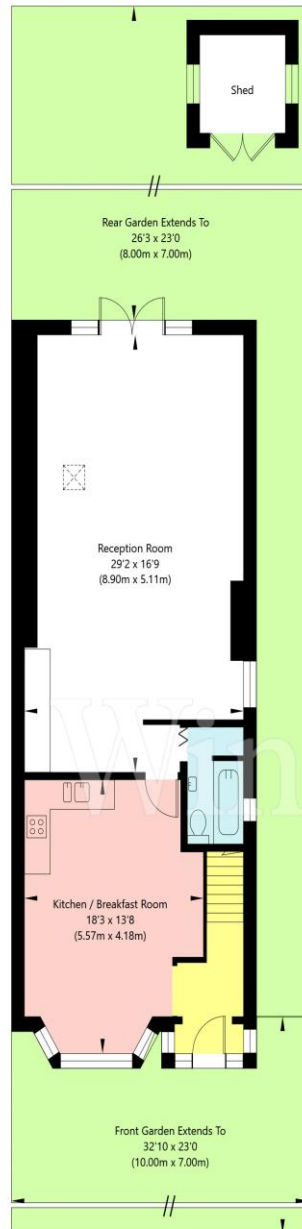
The property is available immediately and is being sold chain free at a very reasonable price.

Viewing is recommended.

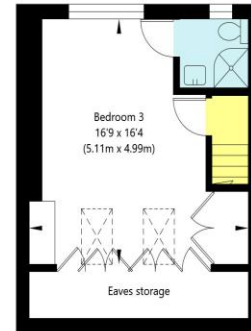
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



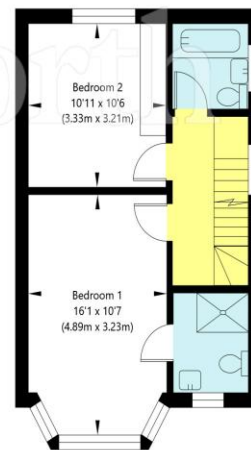
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 73.7 SQ M / 793 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 25.5 SQ M / 274 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.62 SQ M / 437 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 139.82 SQ M

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ON
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS

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