



CUMBRIAN GARDENS, NW2
£665,000 FREEHOLD

AN EXCELLENT VALUE 3 BEDROOM HOUSE REQUIRING MODERNISATION

**3 Bedrooms/ 2 Reception Rooms/ South Facing Garden/
Excellent Potential/ Requires Modernisation/ Chain Free/ EPC
Rating: D/ Council Tax Band: D**



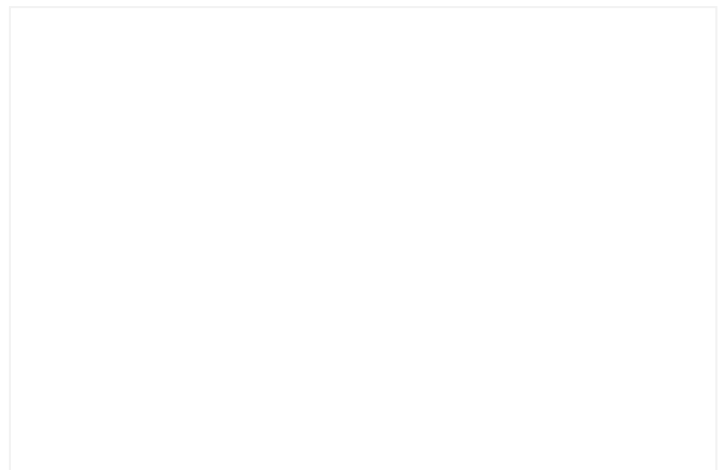
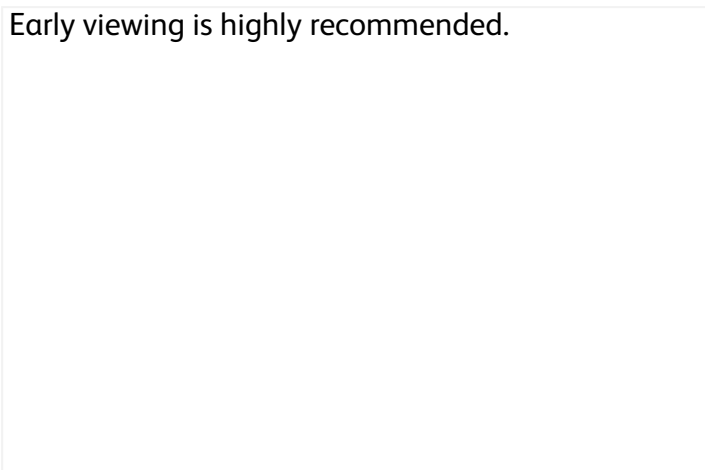
DESCRIPTION:

A 3 bedroom 'Laing' semi-detached family home requiring complete modernisation. Cumbrian Gardens is a quiet tree lined residential street off Pennine Drive and is ideally located between Golders Green and Brent Cross. 'The Golders Green Estate' is in the heart of a significant re-generation area around Cricklewood and we are currently experiencing high demand for houses in the area, where expectations are high for significant future financial growth.

Accommodation comprises, on the ground floor 2 reception rooms and a kitchen and on the 1st floor there are 3 bedrooms and a family bathroom. To the rear of the property is a South facing garden of approximately 50'. To the front of the house there is at present a garden, which subject to obtaining consent, could be converted to off street parking.

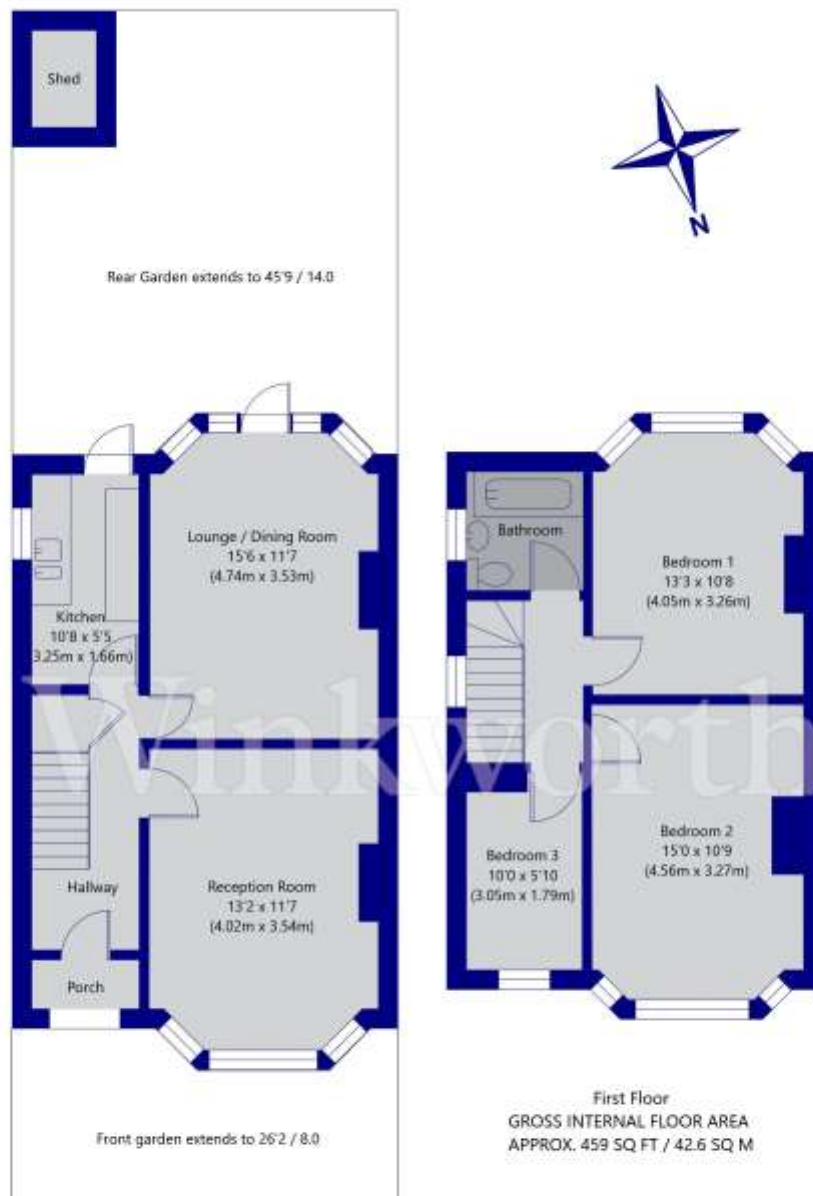
The house has excellent potential for extension and is being sold chain free.

Early viewing is highly recommended.





3 Bedroom semi detached, Cumbrian Gardens, London, NW2



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 492 SQ FT / 45.75 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 459 SQ FT / 42.6 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA 951 SQ FT / 88.35 SQ M

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