



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Ash Grove, Cricklewood, NW2 3LL

Asking Price £550,000

Subject to Contract

- Own entrance from street
- High ceilings reception room
- Modern fitted bathroom combined W.C
- Timber style flooring
- Two double bedrooms
- Newly fitted kitchen with dining area
- Private rear garden
- Double glazed windows



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Ash Grove, NW2 3LL

Capital growth potential... great opportunity to acquire this recently refurbished own entrance two double bedroom apartment, with a huge side return for extension, (subject to the usual consents) on the ground floor of this semi detached period style house with private rear garden. Featuring high ceilings & timber style floors to many rooms, including the reception room into bay with large windows, dining area in newly fitted kitchen with mahogany coloured kitchen units & stainless steel appliances & fully tiled modern bathroom combined W.C. Ash Grove is aesthetically pleasing to the eye; being tree lined and fairly broad. Situated between West Hampstead & Cricklewood, closest tubes are Kilburn and Willesden Green (Jubilee Line) & Cricklewood overground station, within a short walking distance of the local bars/cafes, restaurants, shops, and alternative transport facilities.

