

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	45
(21-38) F	
(1-20) G	
	58

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	39
(21-38) F	
(1-20) G	
	51

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.

**Oaklands Road, Cricklewood, NW2 6DP**

**Asking Price £775,000**

Subject to Contract

- Four bedrooms or the potential to convert into two flats
- Dining room
- Bathroom combined W.C
- Private rear garden
- Reception room into bay window
- French doors leading out to garden from kitchen/diner
- Shower combined W.C



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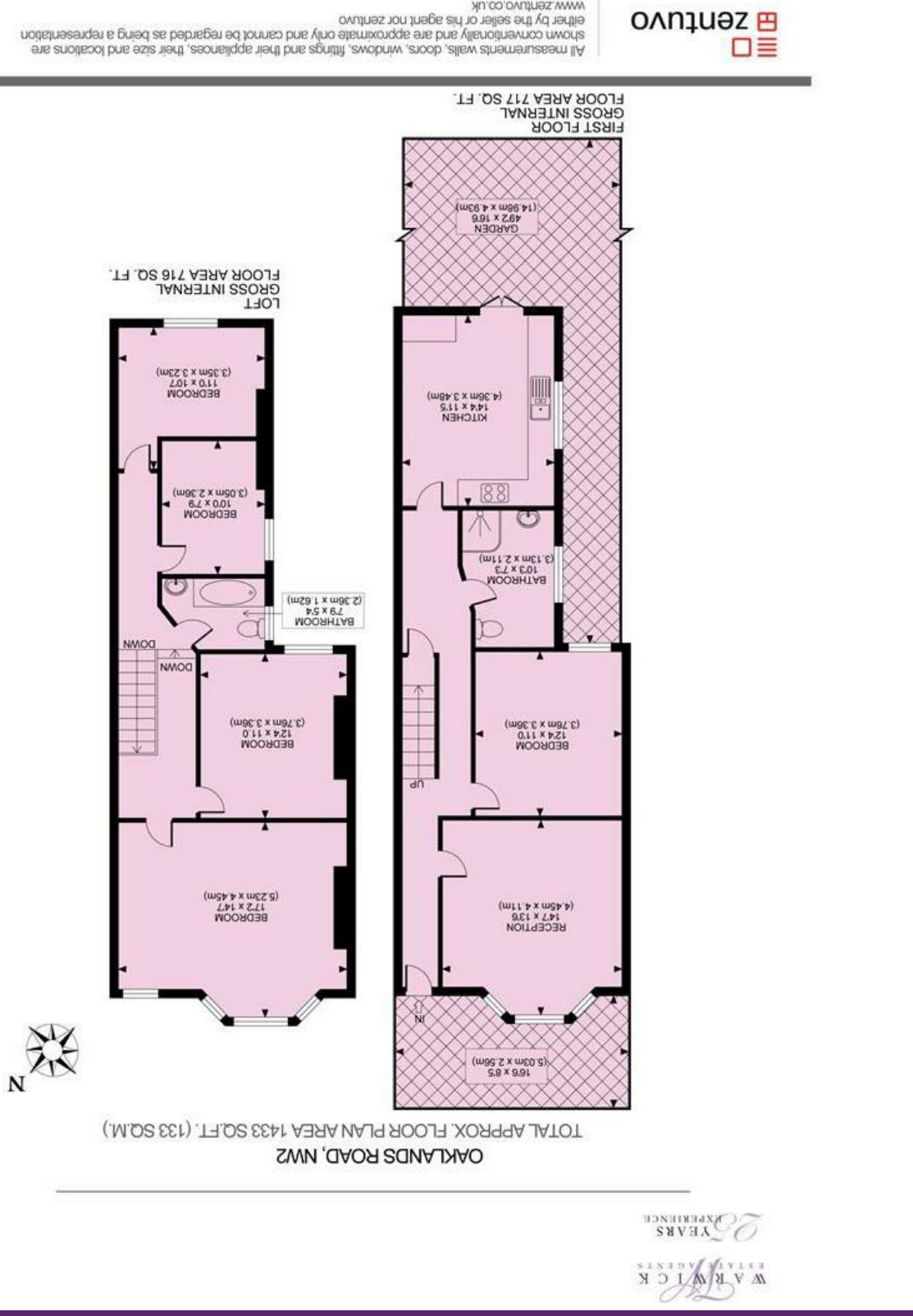
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## Oaklands Road, NW2 6DP

Sizeable property with great potential... convert into two separate apartments and floor at present with the potential to or extended into an even larger family dwelling, (subject to usual consents) benefiting from private rear garden, located a short walking distance of the local amenities.

The property offers an impressive 1433 sq "comprising of high ceilings in reception room into bay window, dining room overlooking garden, French doors leading out to the garden from modern fitted kitchen with dining area, shower room combined W.C & bathroom combined double glazed windows throughout.

Situated off Cricklewood Broadway and restaurants, nearest stations are both the Thames Link and Jubilee Line train stations.



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