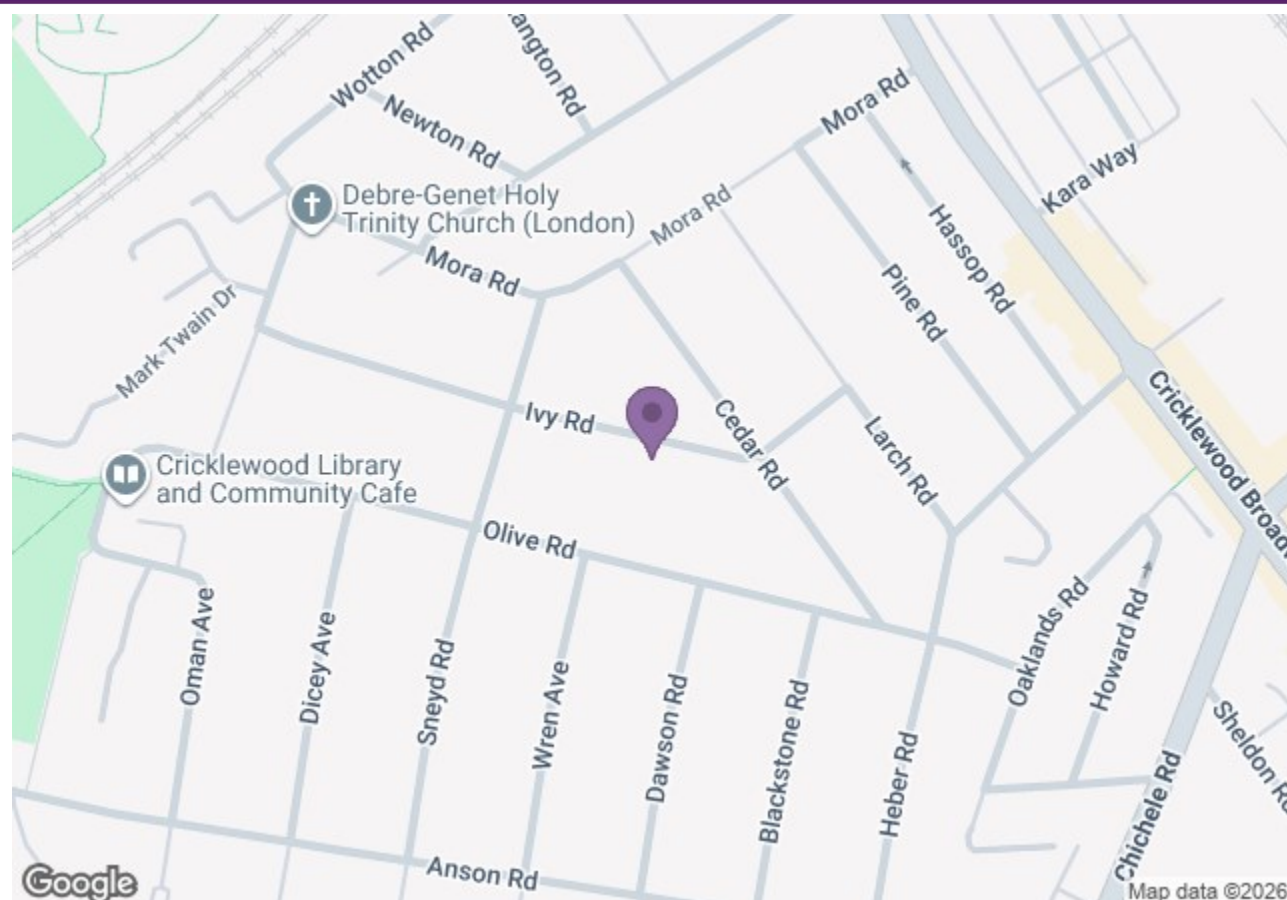




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	73	80

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		
	74	83

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.

Ivy Road, Cricklewood, NW2 6SX

Asking Price £485,000

Subject to Contract

- Two double bedroom
- Fitted kitchen
- Period features
- Potential to extended
- Full width reception room
- Fully tiled bathroom
- Double glazed windows & Gas central heating
- Share of freehold



Ivy Road, NW2 6SX

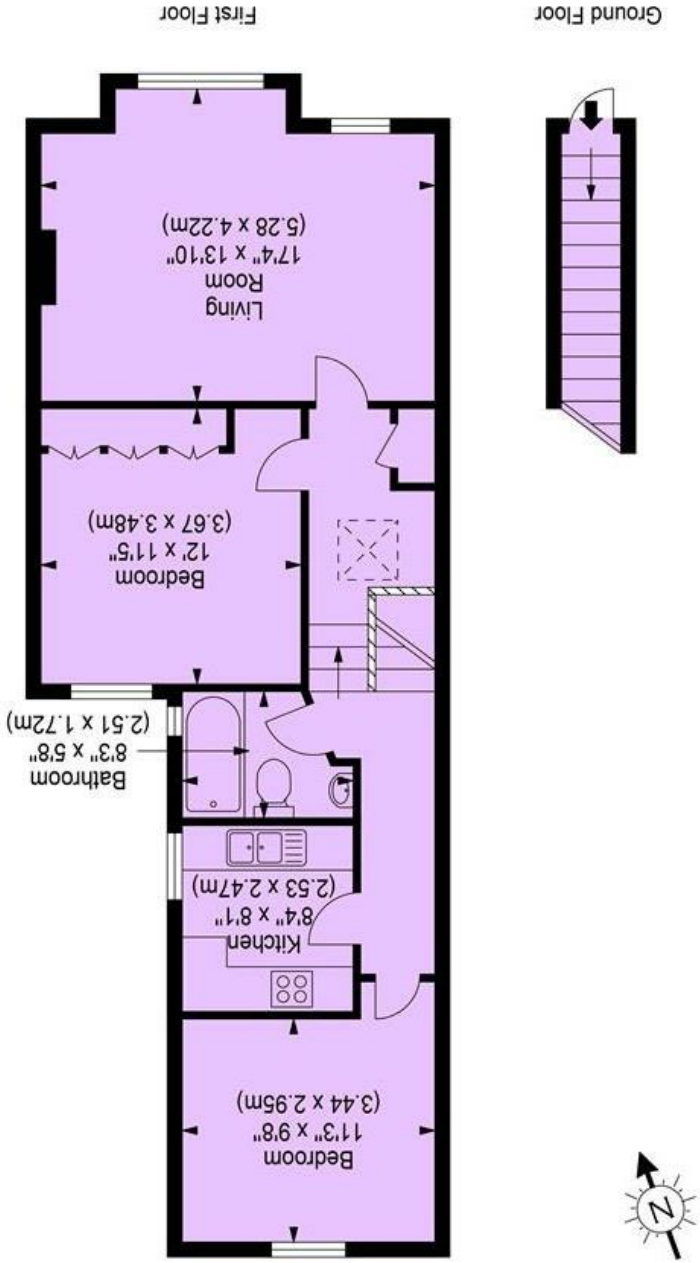
Situated on a desirable tree-lined residential road, a blank canvass... this bright and well-proportioned two double bedroom apartment occupies the first floor of a period-style mid-terraced house. With the potential to extend the property, subject to the necessary planning permissions, a licence to alter and the usual council consents and a share of the freehold.

The property offers approximately 675 sq ft of living accommodation and benefits from fitted carpets, double glazing, gas central heating throughout. The accommodation comprises two double bedrooms, a spacious reception room spanning the full width of the building, a separate modern fitted kitchen, and a

Located in a quiet residential setting, the property is conveniently positioned within easy reach of both Willesden Green and Edgware Road, providing access to a wide range of shops, restaurants and other amenities. Willesden Green Underground Station (Jubilee Line), Sainsbury's and the shops and transport facilities of nearby Cricklewood are all within easy reach.

Ivy Road, NW1 6SX

Approx. Gross Internal Area 768 sq ft - 71.35 sq m



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

