



**BRENT TERRACE, NW2**  
**£500,000 FREEHOLD**

## A Character, Ex Railway Cottage Adjoining the Exciting New Re-generation Area of Brent Cross Town

**Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk**

**2 BEDROOMS/ FRONT AND REAR GARDEN/ POTENTIAL FOR ADDITIONAL BEDROOM/SHORT DISTANCE TO CLAREMONT PARK/ WELL MAINTAINED/ CHAIN FREE/ EPC D /COUNCIL TAX BAND: D**



## DESCRIPTION:

We are delighted to offer this rare opportunity to purchase a charming ex railway cottage with lovely character. The house is located in this no through road which is adjacent to the new Brent Cross Town re-generation area, and opposite the popular open space of Claremont Park approximately 500 meters (1/3 of a mile).

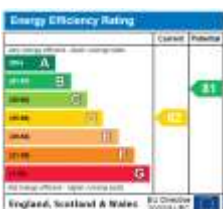
Brent Terrace is located off Claremont Road and is within easy access of Golders Green, Brent Cross and West Hampstead. Accommodation comprises on the ground floor, a spacious lounge/dining area, a downstairs utility room (previously a bathroom) and a galley style kitchen.

On the first floor there are 2 bedrooms and a bathroom, however, some of these properties remove the bathroom to reinstate as was originally built, a further bedroom. The house has both front and rear gardens. The exciting regeneration of the area by Barnet Council and Related Argent (the developer behind Kings Cross Coal Drops Yard) is bringing a significant level of new interest. Consequently, the area is now often referred to as Brent Cross Town.

The open space of the new community area (Exploratory Park) is within a 10-minute walk and comprises 50 acres of Parks and playing fields, 6700 New Homes being built, 50 new shops, cafes and restaurants and with the new train station ( called Brent Cross West, part of Thameslink) taking only 12 minutes into St Pancras.

There is certainly a great vibe going on!

The house is offered chain free and viewing is highly recommended.

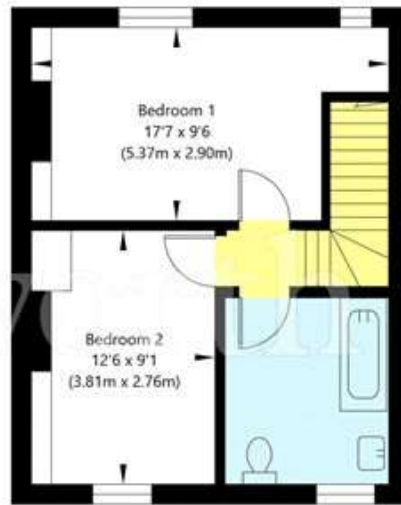
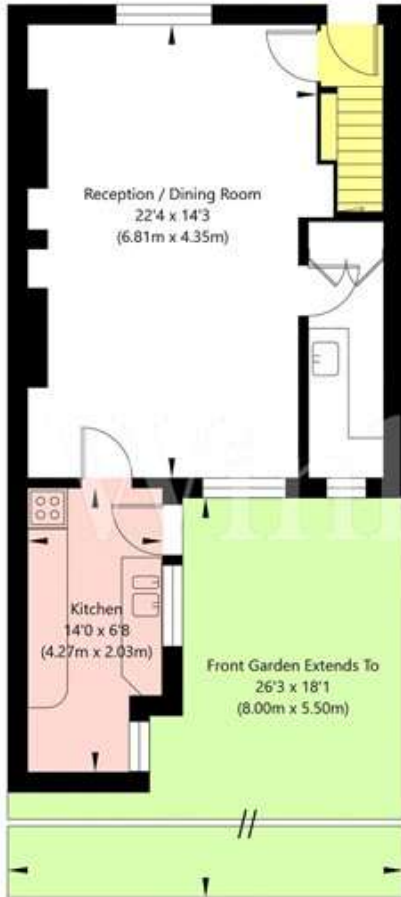
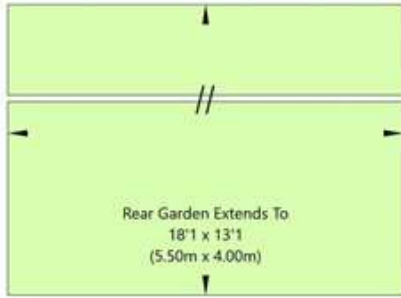


**Tenure:** FREEHOLD

**Council Tax Band:** D



Brent Terrace, London, NW2 1BY



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 36.84 SQ M / 397 SQ FT

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.83 SQ M / 483 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 81.67 SQ M / 880 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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