



CRICKLEWOOD LANE, NW2
£575,000 LEASEHOLD

A 2 BEDROOM, 2 BATHROOM GROUND FLOOR FLAT WITH TERRACE

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

2 BEDROOMS/ 2 BATHROOMS/ RAISED GROUND FLOOR/ TERRACE
GATED, SECURE PARKING/ LARGE LIVING ROOM/ LOW OUTGOINGS
LONG LEASE/ CHAIN FREE/ EPC: TBC /COUNCIL TAX BAND: E



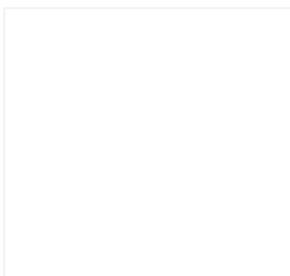
DESCRIPTION:

We are delighted to offer this extremely spacious 2 bedroom, 2 bathroom ground floor flat (upper floor at rear) apartment. The flat is located in a small block set back off Cricklewood Lane (Golders Green side) close to the junction with Ridge Road and Lyndale Avenue.

Accommodation comprises a large living room with double doors onto the patio, a modern fitted kitchen with built in appliances, 2 double bedrooms and 2 bathrooms (the master bedroom has an en-suite shower room). The flat has been recently decorated throughout and has a new gas central heating boiler.

A particular feature of the flat is the terrace to the rear situated off the large living room. To the rear of the block via a gated entrance is security parking for 1 car per flat. The flat is offered in good, liveable condition and is being sold with no upper chain.

Viewing is strongly recommended.



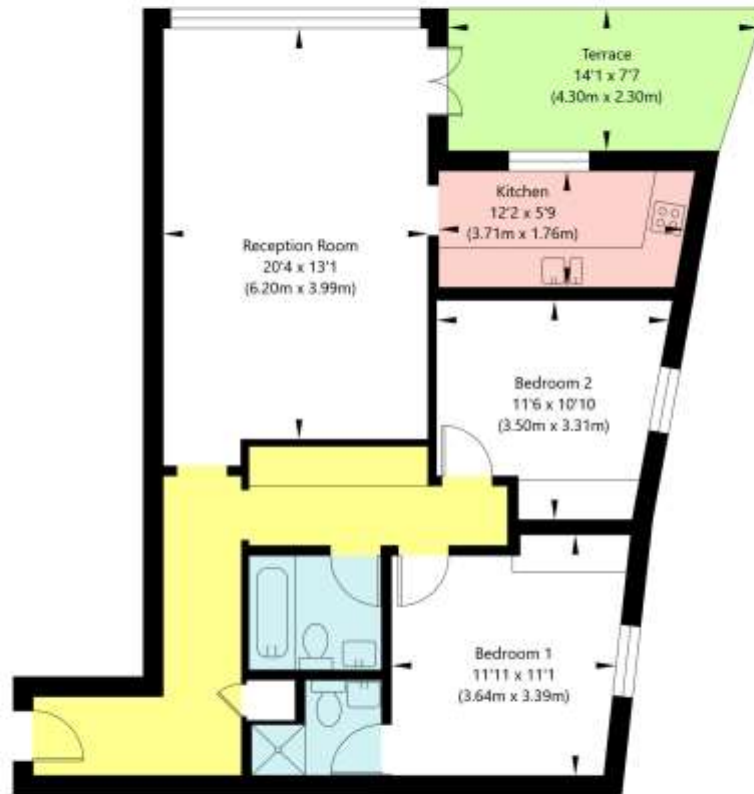
Tenure: LEASEHOLD
Term: Expires - 125 years from 25th March 2002
Service Charge: £1,847.31 per annum
Ground Rent: £ TBC Annually (subject to increase)
Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Cricklewood Lane, London, NW2 2JG

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.09 SQ M / 830 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 77.09 SQ M / 830 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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