



### 54 Grampian Gardens, London, NW2 1JG

Asking Price £420,000



A well-proportioned three-bedroom duplex apartment arranged over the first and second floors, offered chain-free and spanning approximately 900 sq. ft. The first floor comprises a bright and spacious reception area with a recessed kitchen, along with a comfortable double bedroom featuring its own en-suite. The upper (second) floor comprises two additional bedrooms and a family bathroom, creating a well-balanced layout ideally suited to family living or those seeking versatile space.

Further benefits include an allocated parking space and a Share of Freehold. The property also presents an excellent opportunity for buyers to modernise and personalise to their own specification.

Ideally located in NW2 1JG, the flat is within easy reach of well-regarded local schools, including Claremont Primary School and Whitefield School. The flat also enjoys close proximity to the open green spaces of Clitterhouse Playing Fields, situated just behind the building, along with nearby shops and excellent transport links providing convenient access into Central London and beyond.



Living Residential Estate Agents | 18 Fortune Green Road, London, NW6 1DH

020 7435 6066 | 01923 954884 | enquiries@livingresidential.com | www.livingresidential.com

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