LIVING RESIDENTIAL



Flat 1/ 54 Grampian Gardens

, London, NW2 1JG

Asking Price £405,000

3 | 1 | 1 | C

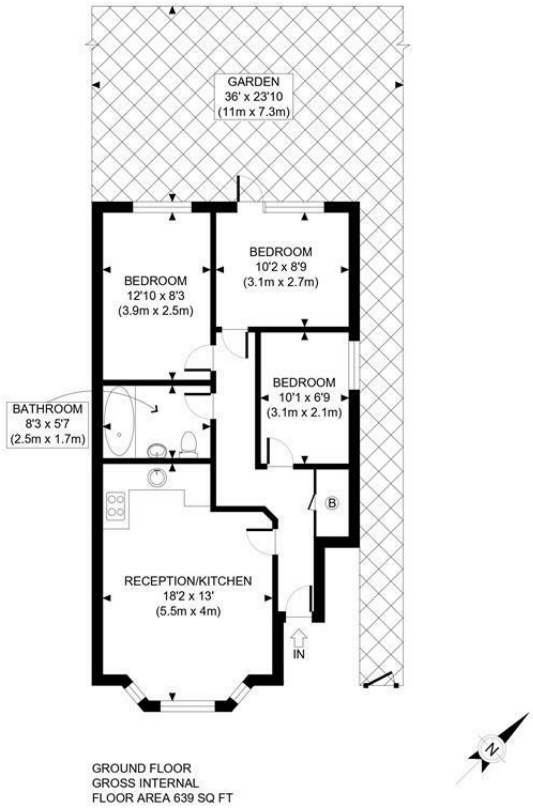
A well-located three-bedroom ground floor flat, offered chain-free and presenting a fantastic opportunity for buyers looking to modernise and add value. The accommodation includes a bright open-plan kitchen/reception area, two good-sized double bedrooms, and a comfortable single bedroom, providing flexible living space suited to a variety of needs.
Further benefits include a private rear garden, perfect for outdoor entertaining, and one off-street parking space. The property also comes with a Share of Freehold, adding long-term value and appeal.
Conveniently positioned, the flat is within easy reach of several well-regarded local schools, including Claremont Primary School and Whitefield School. The property also benefits from proximity to the green open spaces of Clitterhouse Playing Fields, located just behind the building, as well as nearby shops and excellent transport links, providing easy access into Central London and surrounding areas.







Floor Plans



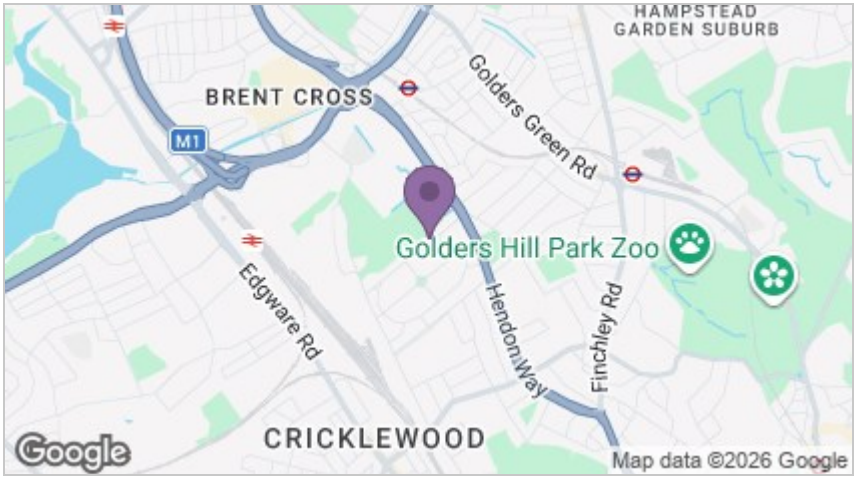
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 639 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 639 SQ FT/ 59 SQM

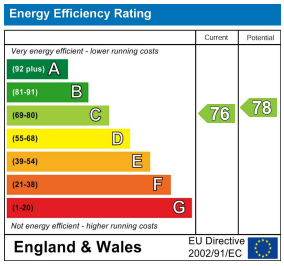
This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

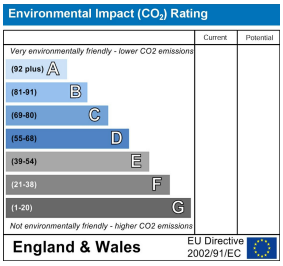
PROPERTY PHOTO PLANS

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Living Residential Estate Agents 118 Fortune Green Road, London, NW6 1DH
020 7435 6066 | 01923 954884 | enquiries@livingresidential.com | www.livingresidential.com
Living Residential Ltd. Reg No. 4759344. Registered Office Address: 170 Finchley Road, Hampstead, London, NW3 6BP. Registered England and Wales.