



LIVING  
RESIDENTIAL



## 25 Cumbrian Gardens

, London, NW2 1EB

£675,000

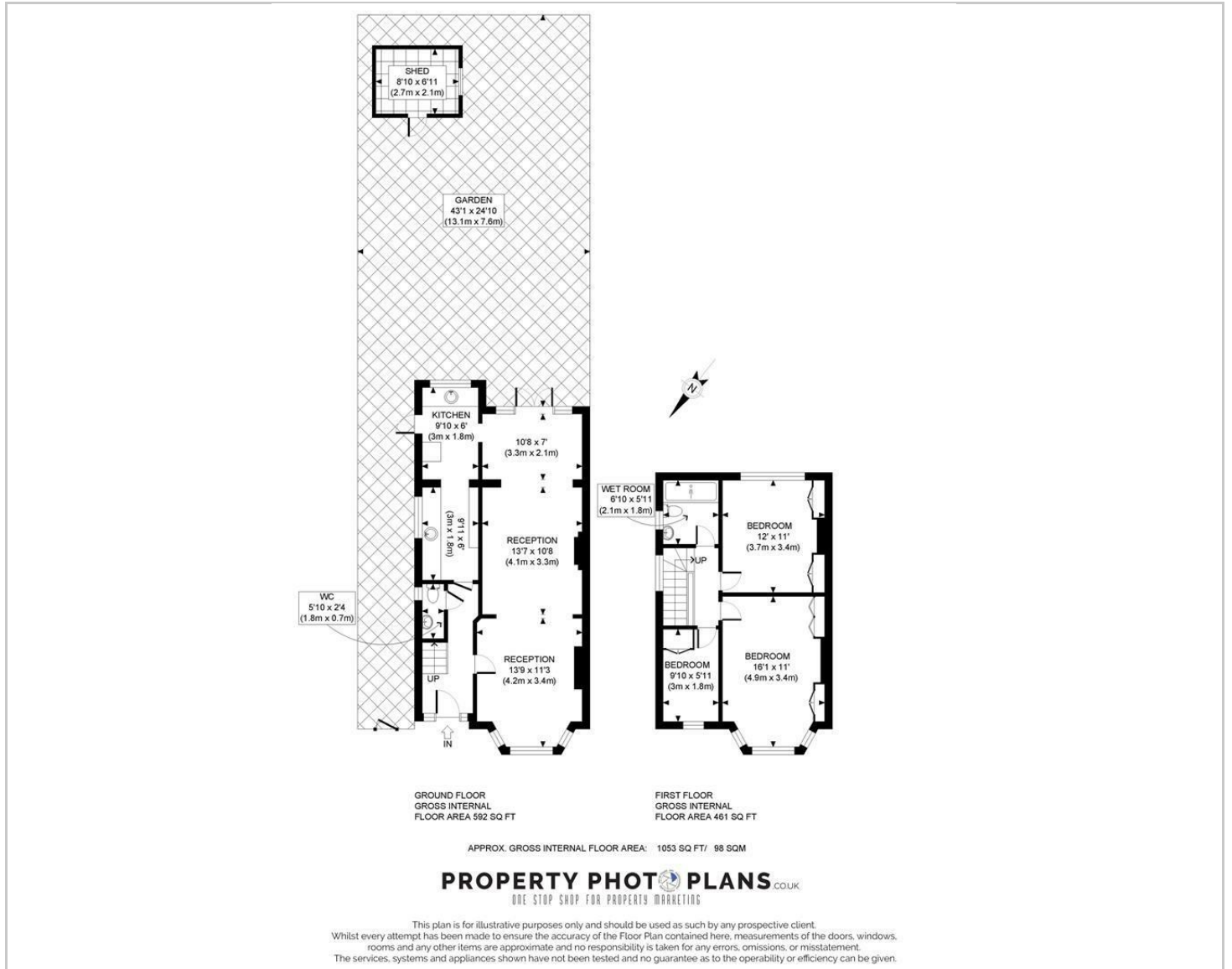


We are pleased to bring to the market this semi-detached house located on a sought-after road on the Golders Green Estate. The property comprises an extended double reception room, kitchen with utility area, and downstairs W.C. On the first floor, there are three bedrooms consisting of two double rooms and a single bedroom and family bathroom. The property is offered in good condition throughout but lends itself to having some refurbishment work done to turn this house into a lovely family home. The property has the additional benefit of off-street parking and, a rear garden with a brick-built outhouse. The house also has the potential to add a loft conversion subject to all necessary consents. Cumbrian Gardens is located just off the Vale between the A41 and Edgware Road.

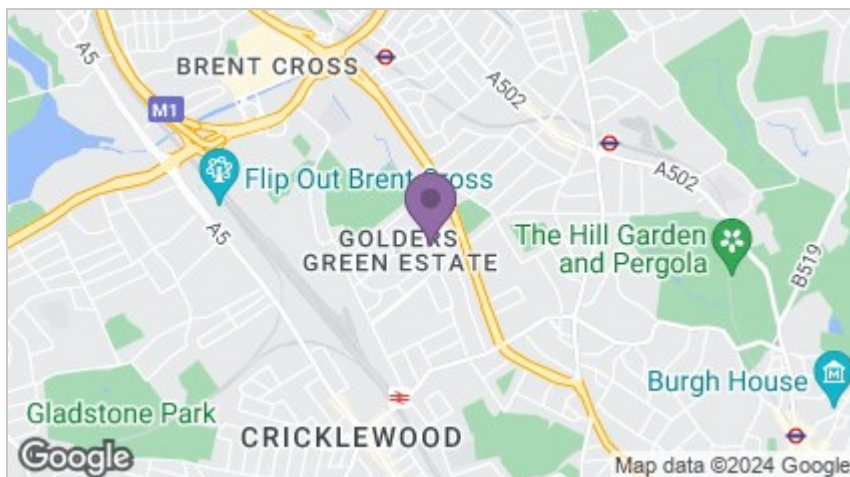
Cricklewood Train Station (Thameslink) is located within 0.8 miles of the property and Golders Green Underground Station (Northern Line) is located 0.9 miles away. Brent Cross Shopping Centre is located 1.3 miles away with its wide abundance of shops and restaurants. Freehold, Council Tax Band E.



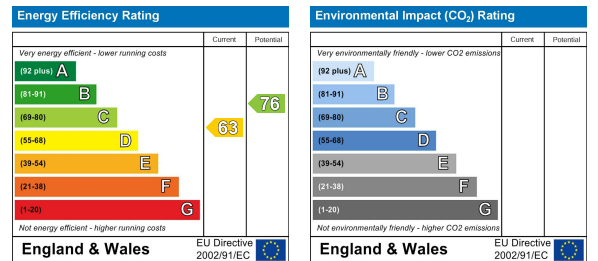
# Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**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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