



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

Asking Price £405,000



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.



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