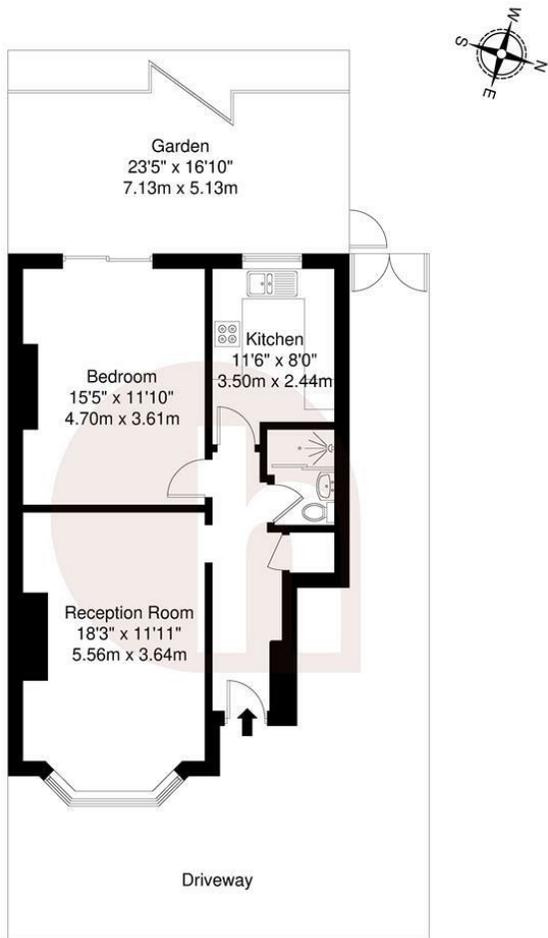




hausman
& holmes

Llanvanor Road, NW2

Asking Price £425,000



Ground Floor

Llanvanor Road, NW2

Total Gross Internal Area = 56.7 sq m / 610 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



- One bedroom ground floor maisonette on a sought after residential street
- 610 sq. ft.
- Private south west facing patio garden
- Chain free sale, ideal for first time buyers or buy to let investors
- Share of Freehold
- Off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.



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