



3 Bedroom Flat
Cumbrian Gardens
London NW2

- Garden Flat
- Open Plan Reception
- Chain Free
- En-Suite Bathroom

Offers in excess of £500,000
LH+ShareFH

Cumbrian Gardens, NW2

Approximate gross Internal Area
75.31 sq m / 811 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.



An extremely well presented two/three bedroom ground floor flat with a PRIVATE SOUTH FACING GARDEN converted from this three-storey semi detached house on this peaceful residential turning located on the ever popular Golders Green Estate. This spacious home features a south facing garden and a separate outbuilding which would make an ideal home office, guest bedroom or gym. Cumbrian Gardens is a peaceful residential turning located within just moments of Brent Cross, Cricklewood Thameslink Station and the exciting new landmark development at Brent Cross Town.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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