

## 2 Bedroom Maisonette for Sale - £349,950

Elsinore Gardens, Cricklewood, London, NW2 1SS



### KEY FEATURES:

- TWO BEDROOM G/FLOOR PURPOSE BUILT FLAT • TWO BATHROOMS • SPACIOUS LOUNGE • EXCELLENT CONDITION THROUGHOUT!! • PRIVATE EXECUTIVE DEVELOPMENT • PRIVATE PATIO • GATED ENTRANCE OFF STREET PARKING • CHAIN FREE & SHARE OF FREEHOLD

Description

A very pleasant two bedroom two bathroom ground floor purpose built flat in this sought after gated development. The flat has been recently refurbished with a spacious lounge, modern kitchen & wood flooring. Private patio and is located in this popular residential location close to Cricklewood Broadway, West Hampstead and Cricklewood Station (British Rail) for links throughout the City and West End. CHAIN FREE & share of freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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ELSINORE GARDENS NW2  
TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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