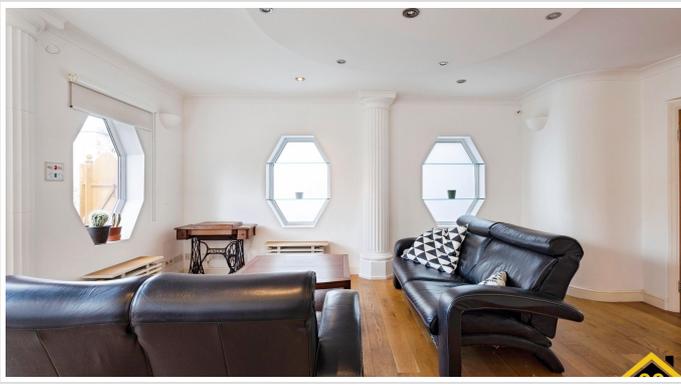


3 Bed Semi-Detached In Pennine Drive , London, NW2 1NP

£824,950





## **SHORT DESCRIPTION**

Property Ref: 15905 Enlarged 3 bedroom house with loft conversion and back extension Situated between Cricklewood and Golders Green, this charming and versatile 3 bedroom layout, with the third bedroom being a self-contained loft studio ideal for buyers seeking a home they can personalise with some TLC. - House is filled with natural light. - Bright, spacious open plan kitchen, dining and living area perfect for family living and entertaining. - 2 well proportioned bedrooms on the first floor. - Self contained studio in the loft, as a third bedroom, with its own kitchen and bathroom ideal for guests, as a home office, or rental income potential. - Enclosed private rear garden ideal for summer evenings and peaceful outdoor retreats. - Off-street parking for 2 cars as well as street parking. - Residential location. - Great transport links: Cricklewood Thameslink, Brent Cross and Golders Green underground (Northern Line), multiple bus routes. - Excellent road connectivity: close to M1, A41 and North Circular (A406), offering fast links across London and beyond. - Nearby to Brent Cross Shopping Centre, local supermarkets and green spaces. This rare property offers exceptional flexibility, making it perfect for families, professionals or buyers looking for a home with additional income. Property Type: Semi-detached Full selling price: £824950.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: D Measurement: 1525 sq. ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Balcony, Patio Parking: Private, Off street, On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied.....-

**3**

**Bed Room(s)**

**2**

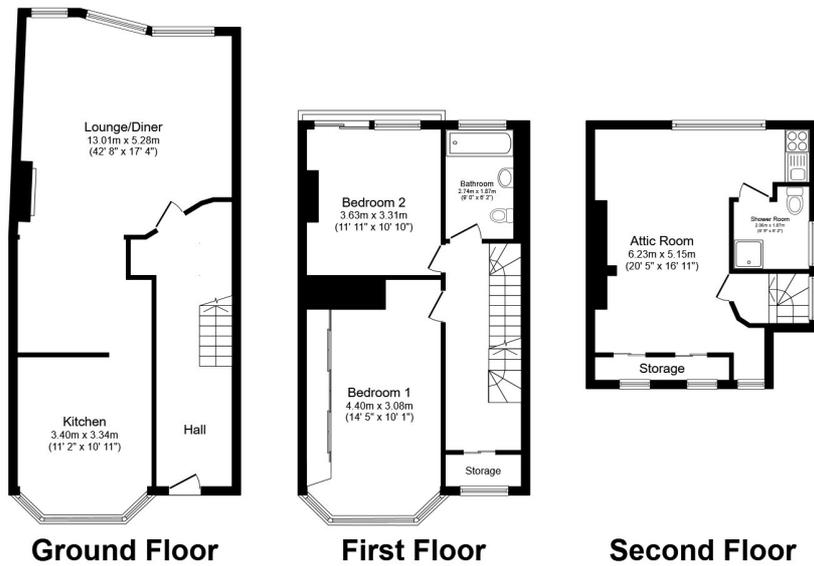
**Bath Room(s)**

**1**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 141.7 sq.m. (1,525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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