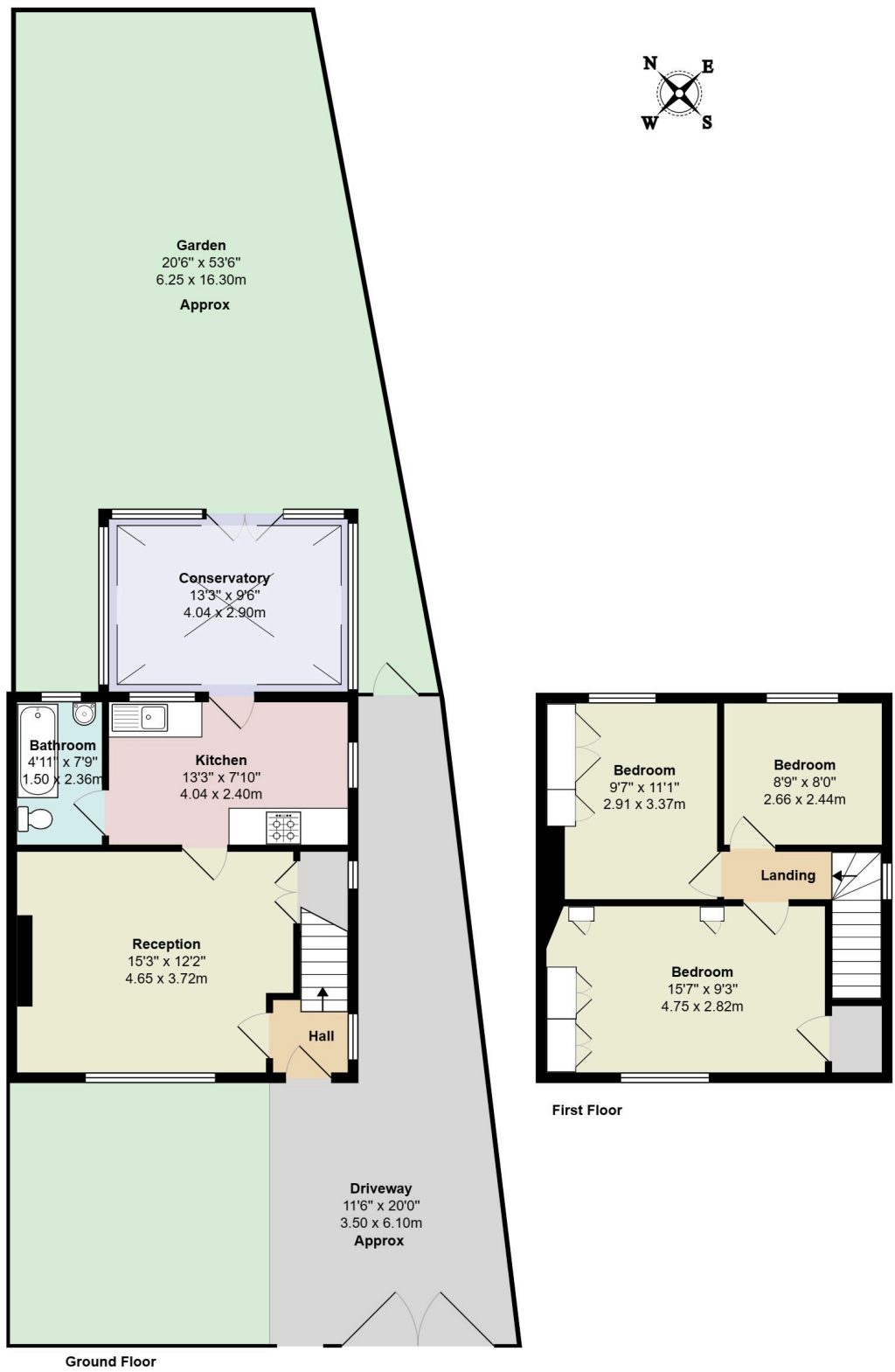




moreland



Clitterhouse Crescent, London, NW2

Guide Price: £500,000

Available with no onward chain is this three bedroom end of terrace home located in Brent Cross.

The accommodation briefly comprises of entrance porch, lounge with under-stairs storage section, fitted kitchen, ground floor bathroom and garden room. The first floor has three bedrooms with built in wardrobes. The front garden has a brick paved driveway for one and a half cars (with dropped kerb). The rear garden is North Easterly facing.

Benefits to the house include numerous storage areas, double glazing, gas fired central heating and potential to extent to the rear or into the loft (subject to planning and building regulations).

Located in Brent Cross, all amenities are located on the doorstep, with a large Tesco supermarket, Brent Cross Shopping Centre and Lidl. Whitefield Secondary school and Claremont Primary school are also within walking distance. Our yard at Clitterhouse Farm is a community centre and leads onto Clitterhouse playing fields. The house also benefits from its proximity to the new Brent Cross West Station- the first major new mainline station in London in over a decade. The Station, on the Thameslink route will provide easy transport links, with trains to central London taking as little as 12 minutes and a direct connection to Eurostar services from London St Pancras as well as Luton International airport. This proximity of the transportation links enhances the property's accessibility and potential for the future transportation developments in the area.

Many are keen to invest in the area with the Brent Cross regeneration scheme that is due to complete in 2030. This is a fantastic opportunity and we highly recommend an internal viewing.



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Tenure Freehold



753 ft2 / 81.7 m2



3 Bedroom



1 Bathroom



Permit

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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