



Mascots Close, Cricklewood, NW2 6NS

Offers above £595,950 | 3 Bed | 1 Bath | 1 Reception

MAPESBURY

Offers above £595,950

Freehold

- Ideal Family Home
- Development Scope
- Wooden Floors
- Gas Central Heating
- Access to Thameslink
- EPC Rating: C
- 2 Bed | 1 Rec | 1 Bath
- Private Gardens
- Fitted Kitchen
- Close to Schools/Gladstone Park
- Ideal for First Time Buyer
- Council Tax: Band D

Large 3 Bedroom Terraced House ideal for First Time Buyers or Investors in Cricklewood's Mascots Close.

The property is offered chain free and comprises of 3 bedrooms (2 Double Bedrooms with 1 single room that can be used for office/storage), a large bright reception with direct access onto Garden, a separate Fully fitted kitchen and a Fully Tiled Bathroom. There is dual access to front patio and rear garden.

Mascots Close is ideally positioned within easy reach to the local shopping amenities of Cricklewood Broadway and Brent Cross Shopping Centre is moments away. There are excellent schools within walking distance and fast access into and around Central London via the newly opened Thameslink Station 'Brent Cross West'.

The open greenery of Gladstone Park is within easy reach making it an ideal location for a growing family or as an investment with development potential.

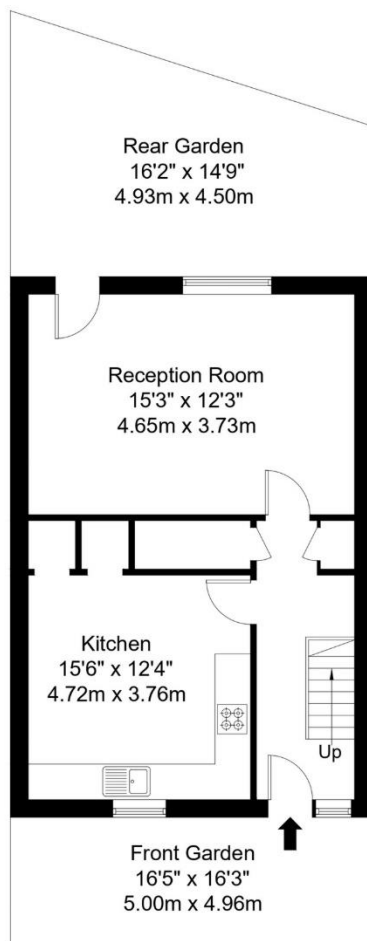
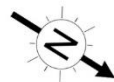
The property is offered chain-free and would be ideal for a First Time Buyer.



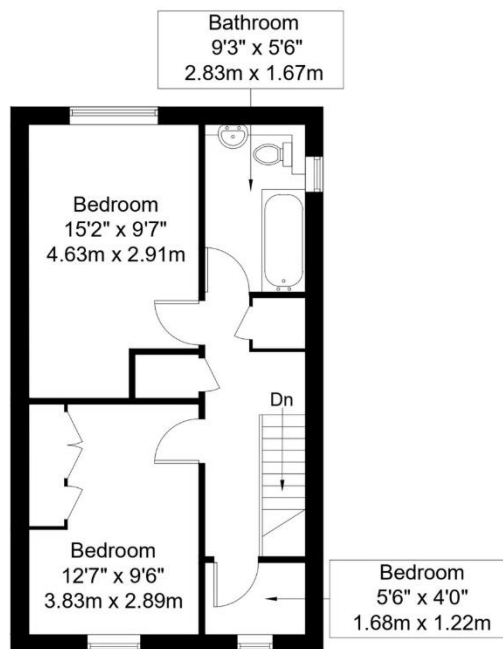


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Approx Gross Internal Area = 87.58 sq m / 943 sq ft



Ground Floor



First Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(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		

MAPESBURY

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