



3 Bed Apartment  
Cumbrian Gardens  
London NW2

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

Asking price 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.



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

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.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.