



3 Bedroom Cottage  
Johnston Terrace  
London NW2

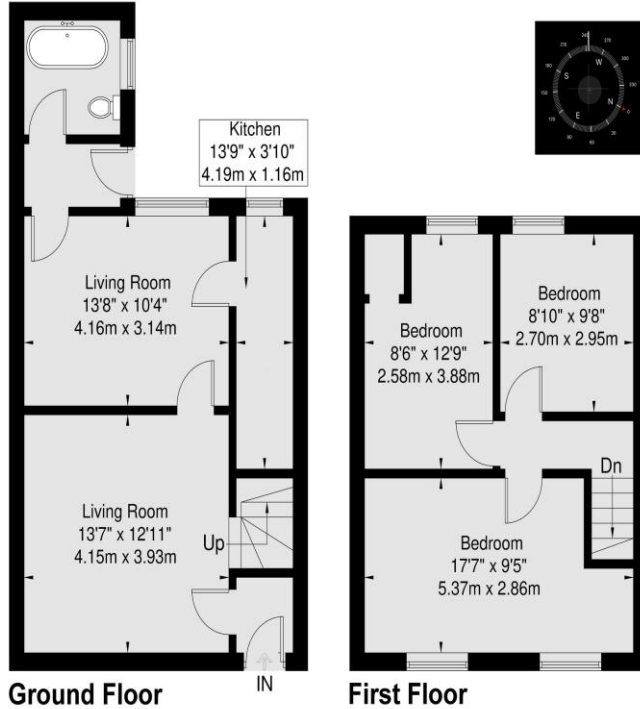
- Victorian cottage
- Chain free
- Private patio
- Huge potential

Asking price of £500,000  
Freehold



## Johnston Terrace NW2

Approx Gross Internal Area  
 Ground Floor = 42.9 Sq m / 461 Sq Ft  
 First Floor = 35.1 Sq m / 377 Sq Ft  
 Total = 78 Sq m / 838 Sq Ft



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>13</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

A charming Three-double bedroom Victorian cottage forming part of the ever-popular Railway Terraces conservation area only moments from Cricklewood Thameslink Station. Currently unmodernised this family home features a west facing reception room separate dining room galley kitchen private rear patio and communal front garden. The Railway Terraces are a peaceful, tranquil island within a busy urban setting.

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.