



Subject to contract £795,000
Wotton Road, Cricklewood, NW2



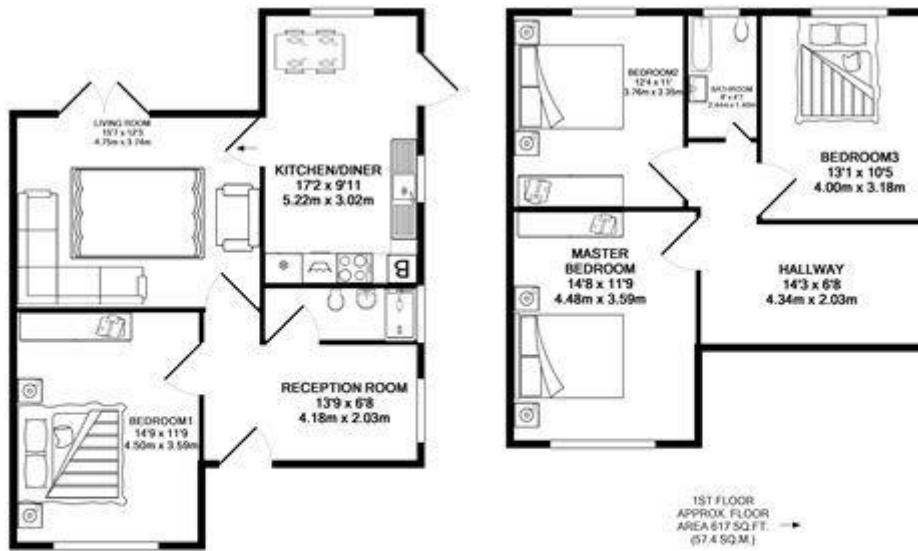
Cjon Properties as sole agents offering a three / four bedroom house which is benefiting from a high class finishing to all aspects of the building. The property is semi detached, four double bedrooms, spacious lounge with the twin doors to garden, separate extended kitchen with dining room, all the white furnishings, modern kitchen units, tiled floors, hob – oven and cooker hood. There are two fully fitted bathrooms one in each floor. The first floor is carpeted and ground floor is real wood blocks flooring throughout. The house has new quality double glazing with security stripes, also entire house re-wired and re-plumbed, Corgi Gas Central Heating all through out. Wotton Road is quiet, tree lined road, close to Gladstone Park all its facilities, also Cricklewood Broadway's shopping, social activities, restaurants, bars and shops. There are schools, Post Office, family doctors also, within walking distance. The transport connections are; Willesden Green Tube Station, Dollis Hill (Jubilee Line), Cricklewood Railway and Buses all within less than a mile. Well stocked rear garden with mature trees, at front garden off street parking for 1-2 cars...

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Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A	✘	✘
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ. FT.
(53.4 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 617 SQ. FT.
(57.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1299 SQ. FT. (120.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02010

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS CJON PROPERTIES

272 Kilburn High Road, Kilburn, London, NW6 2BY T: 020 7372 4647 E: info@cjonproperties.com W: www.cjonproperties.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.