

## CREWYS ROAD, CHILDS HILL, NW2 By Tender, Freehold

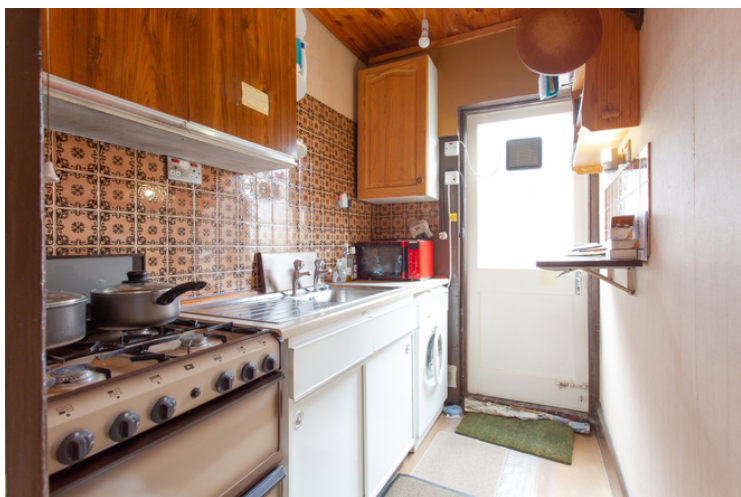


BEST OFFERS IN EXCESS OF £650000 BY 2PM  
23/1/20

ORIGINALLY ARRANGED AS A 3 BEDROOM HOME OF SOME 1275 SQ FT/118.5 SQ MT THIS TERRACED HOUSE, SITUATED IN A VERY POPULAR LOCATION IN CHILDS HILL, HAS BEEN ARRANGED AS 2 SELF CONTAINED UNITS BUT COULD BE EASILY RE-INSTATED INTO A FAMILY HOME

JOINT SOLE AGENT





**Crewys Road, NW2**  
**Approx. Gross Internal Floor Area 1275 sq. ft / 118.51 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.



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## Long Description

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CREWYS ROAD, LONDON, NW2 2AA

ORIGINALLY ARRANGED AS A 3 BEDROOM HOME OF SOME 1275 SQ FT/118.5 SQ MT THIS TERRACED HOUSE, SITUATED IN A VERY POPULAR LOCATION IN CHILDS HILL, HAS BEEN ARRANGED AS 2 SELF CONTAINED UNITS BUT COULD BE EASILY RE-INSTATED INTO A FAMILY HOME

LOCATED WITHIN REACH OF THE LOCAL SHOPS AT FINCHLEY ROAD/CRICKLEWOOD LANE, WHERE BUS ROUTES PROVIDE EASY ACCESS TO EITHER GOLDERS GREEN UNDERGROUND, CRICKLEWOOD BRITISH RAIL STATION OR DIRECTLY INTO THE WEST END

ALONG WITH THE RE-INSTATEMENT THE HOUSE WILL NEED GENERAL UPDATING AND MODERNISATION SO IT MAY APPEAL TO SOMEONE SEEKING A "FIXER UPPER" OR POSSIBLY TO AN INVESTOR TO RETAIN THE ARRANGMENT AS 2 FLATS, ALTHOUGH THIS MAY NEED PLANNING PERMISSION OR POSSIBLY PROVING ESTABLISHED USE

THE GROUND FLOOR PROVIDES 2 BEDROOMS, RECEPTION, KITCHEN AND A BATHROOM (OR OF COURSE 3 RECEPTIONS)

THE FIRST FLOOR ALSO HAS THE SAME ARRANGEMENT (OR AS MENTIONED AS 3 BEDROOMS)

THE PRICE HAS BEEN SET KEENLY TO REFLECT THE CURRENT ARRANGMENT AND CONDITION OF THE PROPERTY

£640,000 FREEHOLD

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COUNCIL TAX BAND E £1888.83 2019/20

VIEWING STRICTLY BY APPOINTMENT ONLY VIA JOINT SOLE AGENTS DREAMVIEW ESTATES