



Cotswold Gardens, London, NW2

Available now, this four/five bedroom semi-detached house extends to over 1,700 sq ft across three floors. The ground floor has a large extended open plan kitchen and reception with wooden flooring, together with a separate reception that can be used as a fifth bedroom, a guest WC and a utility cupboard.

On the first floor there are two double bedrooms and a single. The front double has built-in wardrobes, while the rear double opens onto a balcony. A family bathroom completes this floor. The top floor is arranged as the main bedroom with an en suite shower room and useful eaves storage.

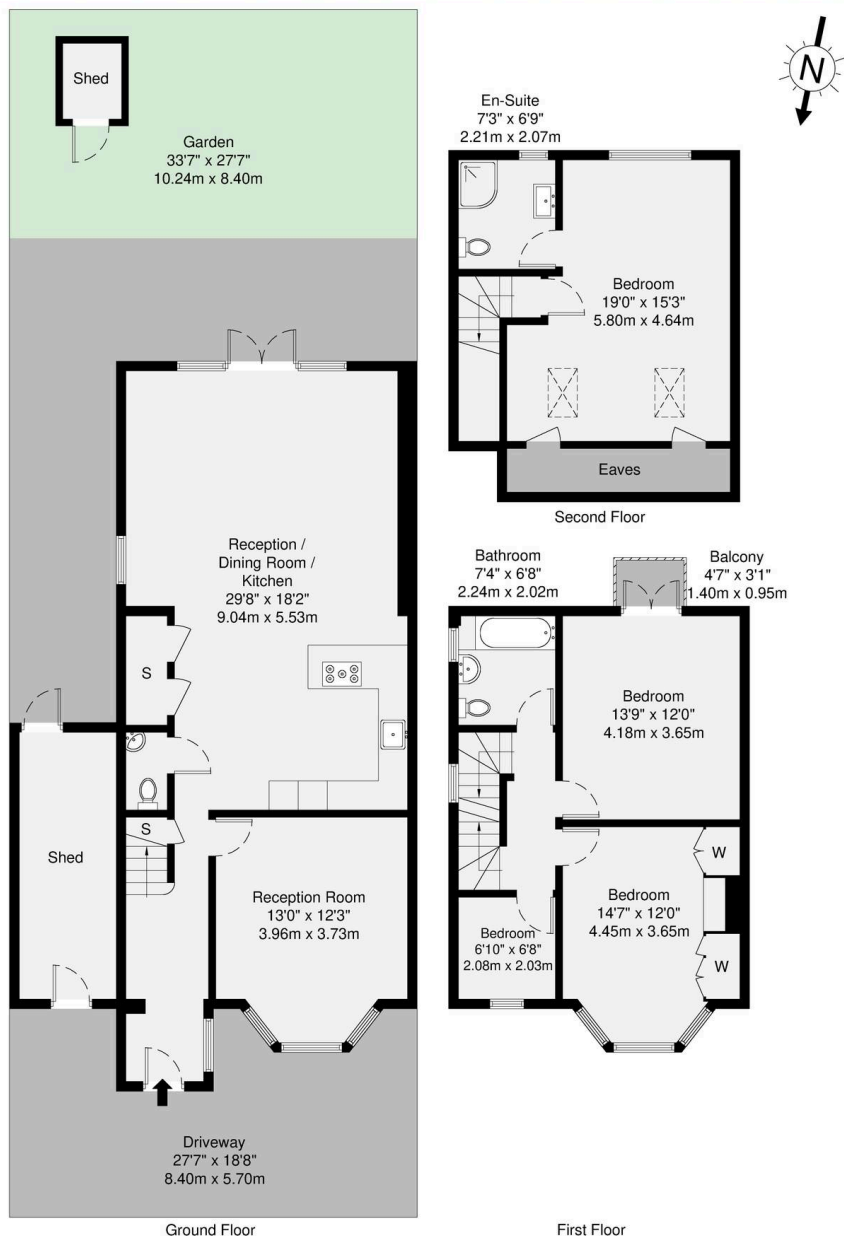
The property includes off-street parking for two cars, a private garden with a shed and good storage throughout. Cotswold Gardens is a quiet residential road with easy access to Golders Green, Brent Cross, West Hampstead and Central London, with Cricklewood Overground and Golders Green Underground stations both nearby.

- Deposit £3,923
- Part Furnished
- Four / Five Bedrooms
- Two Bathrooms
- Downstairs WC
- Large Open Plan Kitchen / Reception Room
- Separate Reception Room
- Off Street Parking

Pearl & Chance







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(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 	

GROSS INTERNAL AREA (GIA)
The footprint of the property
158.8 sq m / 1709 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.5 sq m / 37 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
135.2 sq m / 1455 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.8 sq m / 51 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.