

# CAMERONS STIFF & Co.

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## Lechmere Road, NW2



FOR SALE is this CHAIN FREE terraced period property, offering 1019 sq ft of accommodation. The property is in need of comprehensive refurbishment throughout, and offers a prospective purchaser an exciting opportunity to acquire and reimagine a property in an interconnected location. The property has a newly installed boiler.

The Ground Floor has a compartmentalised arrangement, offering a reception room at the front and a dining room connected to the kitchen at the rear, through which the 210 sq ft Garden can be accessed. The opportunity exists to create an expansive and open-plan arrangement on the Ground Floor. The First Floor is comprised of two bedrooms, a bathroom and storage room which can also be used as a third bedroom.

Lechmere Road is a quiet residential road in Willesden Green. A vast array of amenities, eateries and cafes are within walking distance on Walm Lane. The award winning 86 acre Gladstone Park and Roundwood Park are also a short distance away. Local transport links include Willesden Green (Jubilee).

Viewing recommended.

- CHAIN FREE Period property in need of modernisation
- Newly installed boiler
- Close to Willesden Green (Jubilee - Zone 2)
- 1019 sq ft, 2/3 bedrooms, 1 bathroom
- Rear garden space in need of landscaping
- Council Tax: Brent (D) - FREEHOLD

**£720,000 Freehold**

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**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2022. Produced for Camerons Stiff & Co. REF: 914308

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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