

# CAMERONS STIFF & Co.

www.cameronsstiff.co.uk



## Lechmere Road, NW2



We are pleased to offer FOR SALE a newly converted spacious two bedroom Garden flat in a Victorian property which has been fully extended to provide a large open plan reception/kitchen with direct access to a private garden, ideal for anyone who likes to entertain. Spanning over 850 sq ft, features include high ceilings, an excellent fully integrated kitchen with quality appliances, and courtyard access through one of the bedrooms.

Lechmere Road is a cul de sac which is located just off Willesden High Road, with easy access to all the social & transport facilities. Willesden Green (Zone 2 - Jubilee Line) is only a short walk away, making it very accessible to anyone who needs to be in Central London. Various independent delis, restaurants and cafés including Costa & Gail's on Walm Lane are within walking distance. The green open spaces of 86 acre Gladstone Park with its outdoor gym, tennis courts and café are also close by.

NB. Images have all been virtually staged.

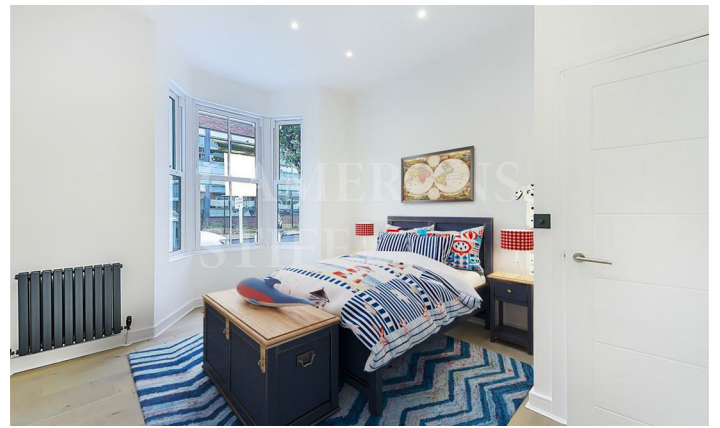
- Newly converted 865 sq ft GFF in a Victorian property
- Open plan kitchen/reception room
- Local transport links: Willesden Green (Jubilee Line)
- Two bedrooms and one bathroom
- Own 60 sq ft garden and courtyard
- Council: Brent (D)

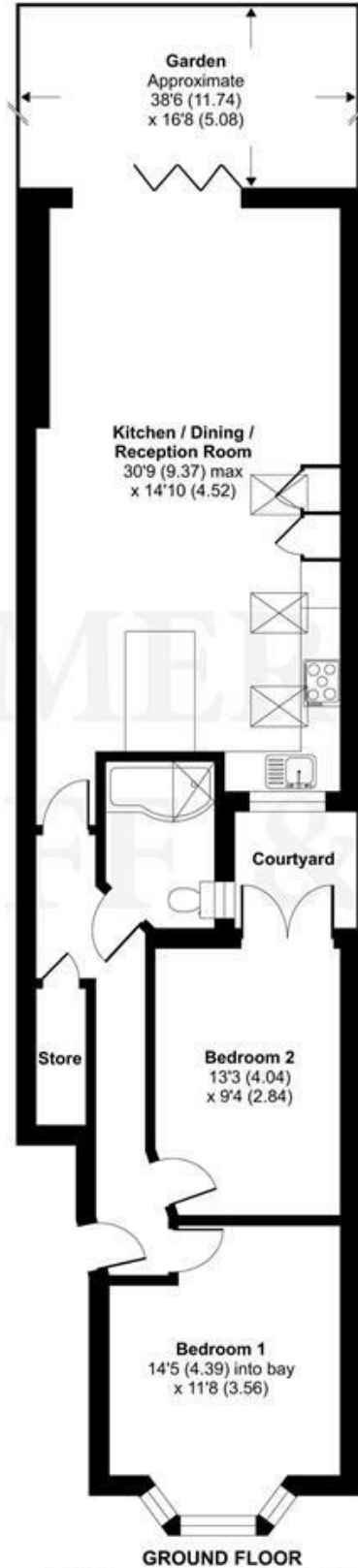
## £650,000 Share of Freehold

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CAMERONS  
STIFF & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Camerons Stiff & Co. REF: 911622

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