



Prayle Grove

London, NW2 1BD

Occupying a huge plot, this three bedroom two reception room semi detached house would lend itself to future extensions (subject to relevant consents). Although requiring a degree of internal modernisation this spacious home includes gas central heating and double glazing. There are large gardens to the front side and rear offering ample off street parking. The Cricklewood regeneration project has commenced which will provide 7500 new homes, new shops and restaurants and a brand new 'Brent Cross West' Train Station.

£489,950 Freehold

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- Three Bedrooms
- Off Street Parking
- Park Views To Rear
- Two Reception Rooms
- Gas Central heating
- Moments From Proposed New Station
- Huge Plot
- Double Glazing

Entrance Hall

Bathroom

Reception Room

20'10 x 13'10 (6.35m x 4.22m)

Rear Garden

Kitchen

10'3 x 8'7 (3.12m x 2.62m)

Utility Room

Downstairs W/C

Stairs & Landing

Bedroom One

12'1 x 12' (3.68m x 3.66m)

Bedroom Two

13'6 x 8'8 (4.11m x 2.64m)

Bedroom Three

9'1 x 8'7 (2.77m x 2.62m)





Prayle Grove NW2



First Floor

OFF STREET PARKING

Approx. Gross Internal Area: 1029 ft² ... 95.6 m²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		75	(92 plus) A		69
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		61	(55-68) D		54
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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