



**Fordwych Road, Cricklewood, NW2**

Asking Price: £650,000

 Benham  
& Reeves

# Fordwych Road, Cricklewood, NW2

🛏 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Share of Freehold

Boasting high ceilings, original features, and a delightful 37ft x 25ft private rear garden, a character-filled two double bedroom ground floor apartment offering 803 sqft/ 74.5 sqm of internal space (including studio room).

This fine apartment further benefits from ample storage, side access to the garden, and a gorgeous 16ft x 13ft reception room complemented by original cornicing, wood flooring, and large windows. In addition, there is a useful studio at the end of the garden which has lighting and electric power, ideal for working from home.

Fordwych Road is ideally positioned with Cricklewood railway station (Thameslink) located just 0.3 miles from the apartment and with Willesden Green underground station (Jubilee Line) as well as Kilburn underground station (Jubilee Line) situated just 0.7 miles away.







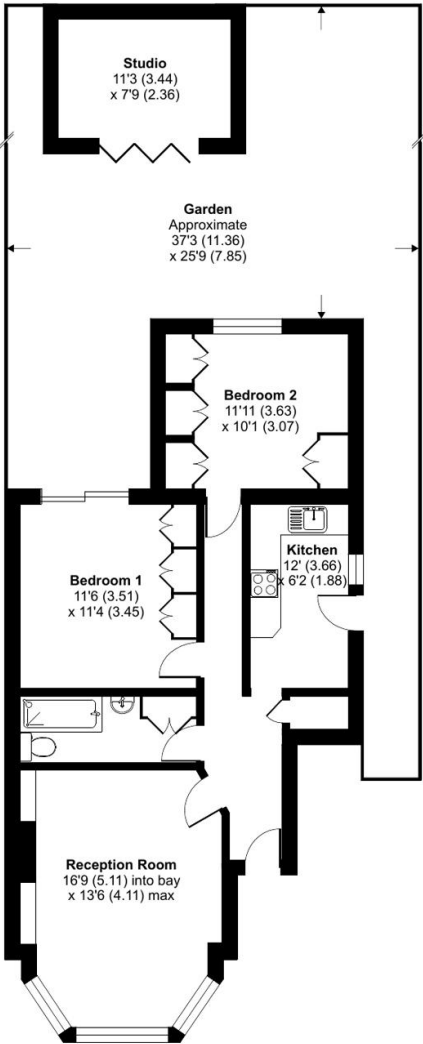
## Property Features:

- 803 sqft / 74.50 sqm (including studio room)
- 2 Bedrooms
- Spacious Reception Room with Bay Window
- Fully-Fitted Kitchen
- 37ft Private Rear Garden
- Studio Room
- Period Features



Fordwych Road, London, NW2

Approximate Area = 716 sq ft / 66.5 sq m  
Studio = 87 sq ft / 8 sq m  
Total = 803 sq ft / 74.5 sq m  
For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Share of Freehold  
Expires 29/09/3015  
Approximately 990 Years Remaining

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: BEA220135

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