



Farm Avenue | London | NW2

£1,615 Per Week |

 4  3  5  D

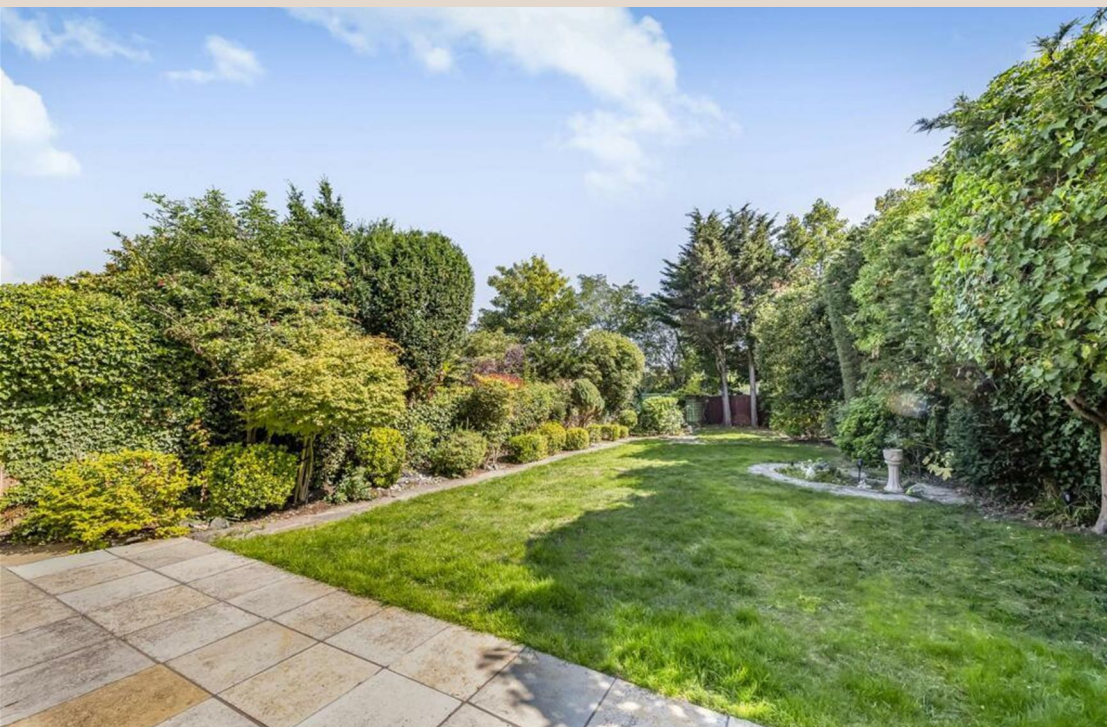
ADN
RESIDENTIAL

A beautiful four double bedroom (3609 Sq Ft/335.3 Sq M), semi-detached family home located in the popular Hocrofts. This wonderful property offers a spacious double reception with wooden flooring, a recently refurbished separate fully fitted kitchen, second reception room room, dining room, principal bedroom suite with dressing room and en- suite shower room, three further double bedrooms, family bathroom and a 97" private rear garden. Additional benefits include a carriage driveway for up to four cars, garage and utility room. Farm Avenue is located 0.5 miles to the Thameslink station at Cricklewood Broadway and 1.0 miles from the transport links on West End Lane which include the Underground (Jubilee line) and Overground stations.

- Reception Room
- Dining Room
- Family Room
- Spacious Kitchen
- Four Double Bedrooms
- Three Bathrooms
- Private Garden
- Carriage Driveway

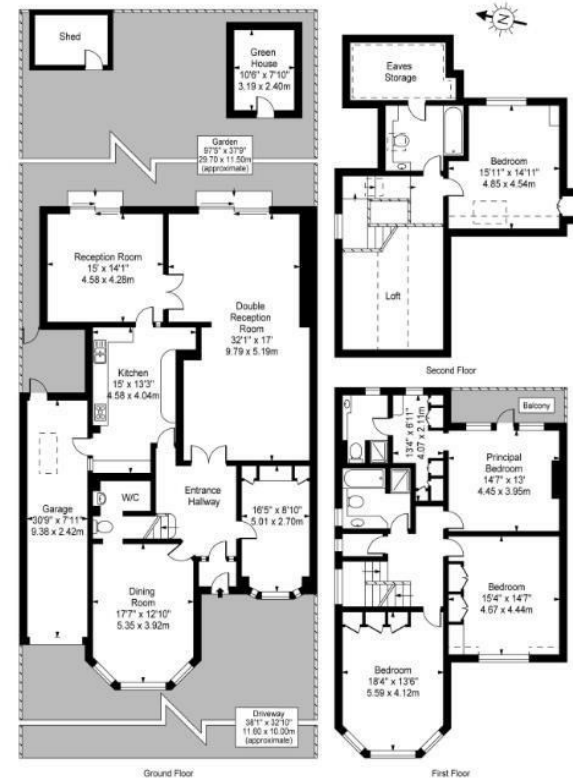
Council Tax Band: H
EPC: D



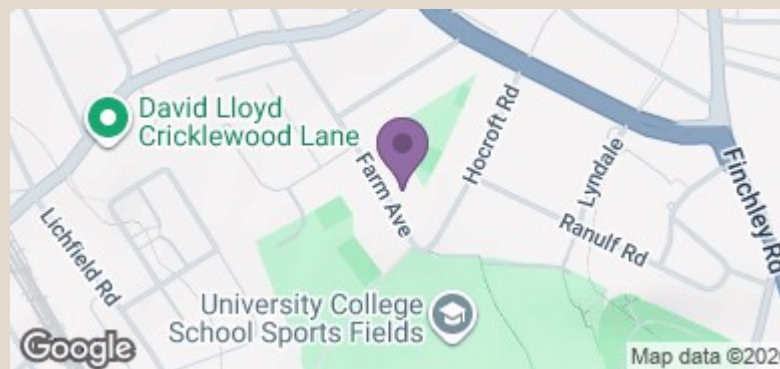




FARM AVENUE, NW2



APPROX GROSS INT AREA - 3336 SQ FT - 309.96 SQ M
APPROX FLOOR AREA INC RESTRICTED HEIGHTS AND GARAGE - 3609 SQ FT - 335.30 SQ M
NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		77	60