

**Anson Road, London**

**£475,000 Leasehold**

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Three good sized bedrooms | Large reception room with bay windows | Good Decorative Order | Lease of 110 years remaining approx | Close to transport links and amenities | Ideal for first time buyers or investors

A first floor maisonette, located on the highly sought after Anson Road, Empire Estates are delighted to offer this spacious three bedroom flat, spread over the first floor.

The property comprises of a large reception and dining room, three bedrooms, three piece bathroom suite, kitchen and a hallway with ample storage space.

The property is in good order overall, with a neutral tone throughout, still allowing scope for any further modernisation. This flat is ideal for a perfect first time buyer or investment purchaser.

Location: Anson Road is located just moments from Cricklewood railway station, with both Cricklewood Broadway and Walm Lane offering an array of shops, bars and eateries. The recently renovated David Lloyd Gym is also within short walking distance from the flat. Finally, Gladstone Park is also close by offering wonderful green spaces for recreation.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  | 66   D    |
| 39-54 | E             |         |           |



12-14 High Road | Willesden | NW10 2QG

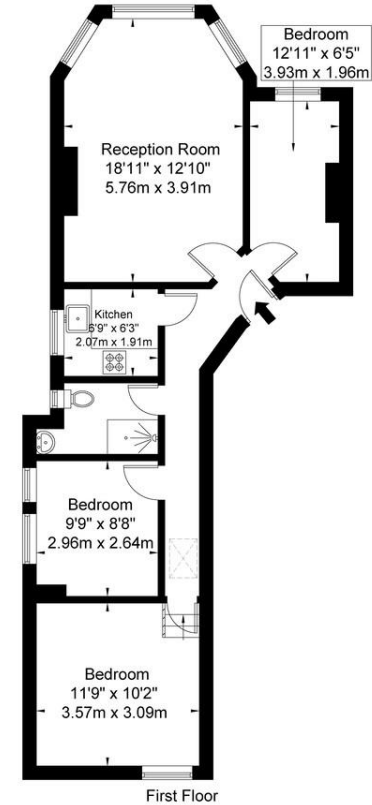
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## Anson Road, NW2 4AB

Approx Gross Internal Area = 66.5 sq m / 715 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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