

# CAMERONS STIFF & Co.

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## Gratton Terrace, NW2



TO LET from early April – A tastefully refurbished four bedroom mid-terraced house that forms part of the sought-after Railway Cottages in Cricklewood. The period property spans 2374 sq ft of light accommodation and is currently being offered UNFURNISHED.

The house has been maintained to an excellent standard throughout and benefits from original period features such as character fireplaces. The Ground Floor comprises a 28 ft double lounge with high ceilings and a WC. At the rear, there is a fully extended kitchen/diner with fitted appliances, exposed brickwork, and direct access to the low-maintenance 48 ft rear garden. On the First Floor, there are three well-proportioned bedrooms and a bathroom while the Second Floor boasts a large principal bedroom with adjacent en-suite facilities.

Gratton Terrace is conveniently located for a number of fabulous delis, restaurants, and shopping facilities. Excellent transport links via Cricklewood (Thameslink), Willesden Green (Jubilee -Zone 2) Stations, and a selection of bus routes. The fabulous Gladstone Park with its 86 acres of green open space, tennis courts, outdoor gym & a café is also within proximity. The property is also within the catchment area for a selection of popular schools including the Ofsted outstanding rated St Agnes primary school.

Early viewing is highly recommended.

- AVAILABLE TO LET FROM EARLY APRIL
- Double reception room, WC and ample storage
- Four bedrooms and two bathrooms
- Close to the open spaces of Gladstone Park
- Cricklewood (Thameslink), Willesden Green (Jubilee -Zone 2) Stations
- Offered UNFURNISHED
- A fully extended kitchen/diner at the rear
- A low-maintenance 48 ft rear garden
- An array of local delis, restaurants, and shopping facilities
- Deposit: £4038

## £3,500 Per Month

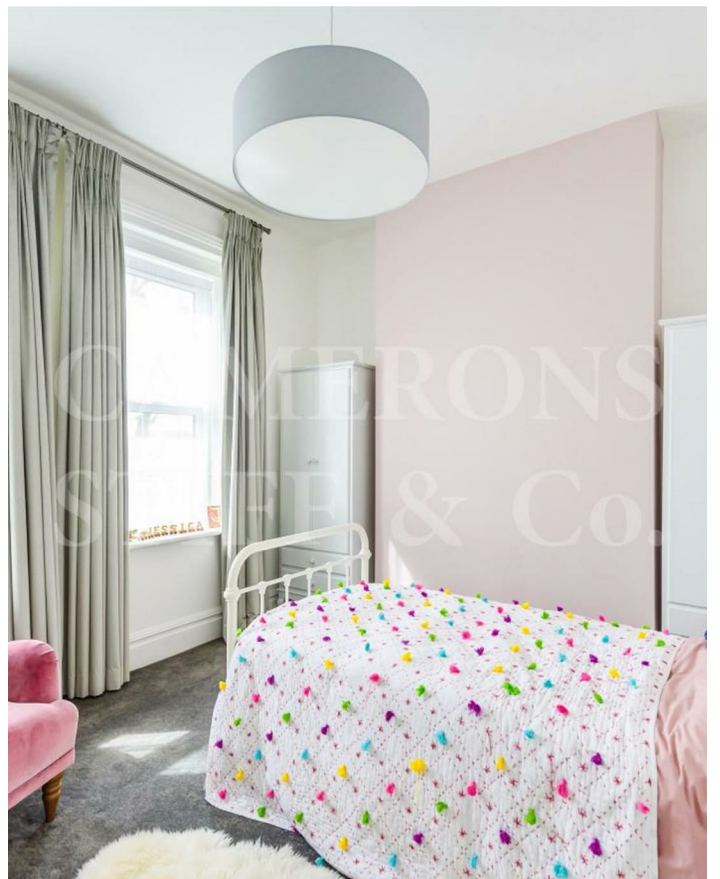
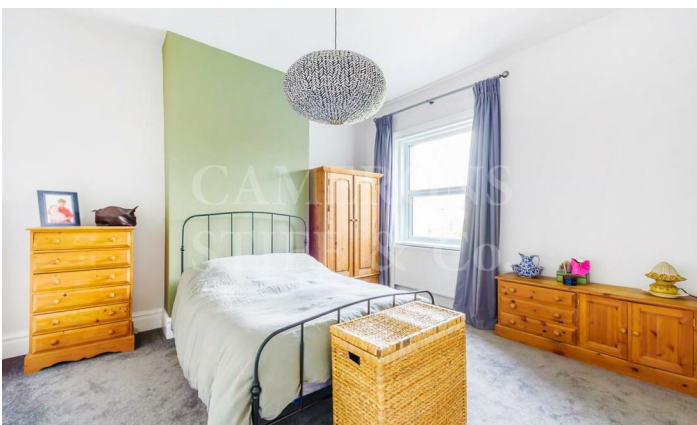
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## Gratton Terrace, London, NW2

Approximate Area = 2179 sq ft / 202 sq m

Limited Use Area(s) = 195 sq ft / 18 sq m

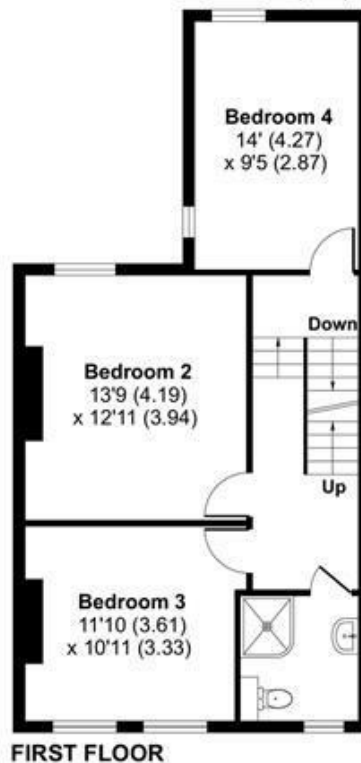
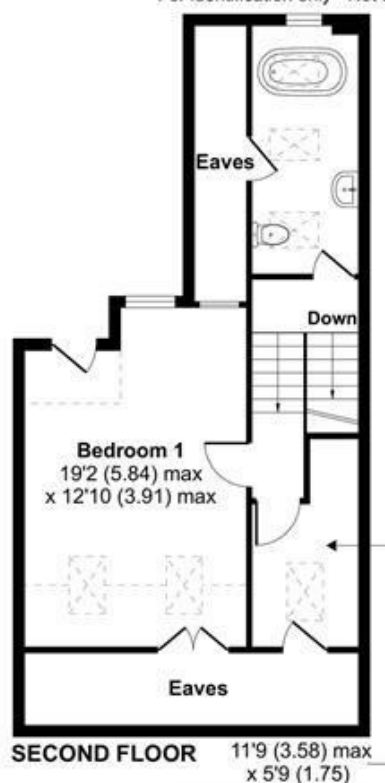
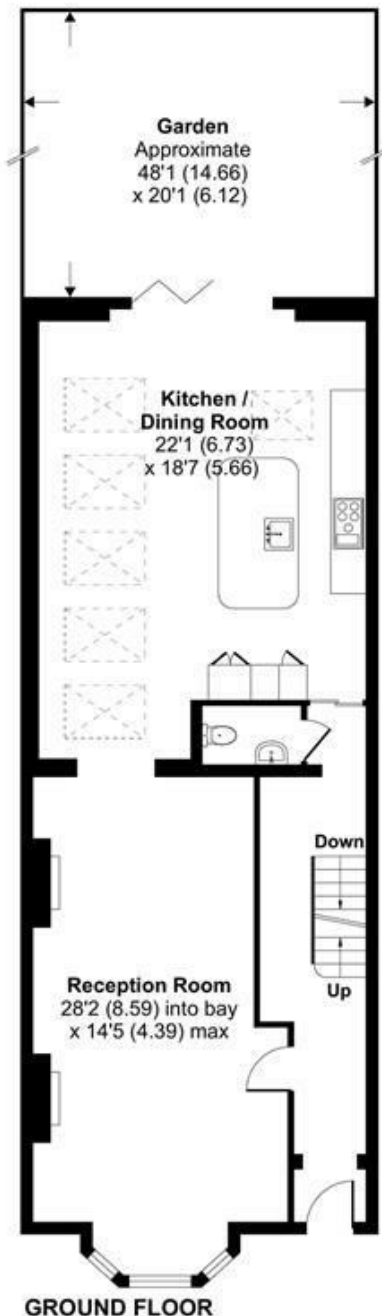
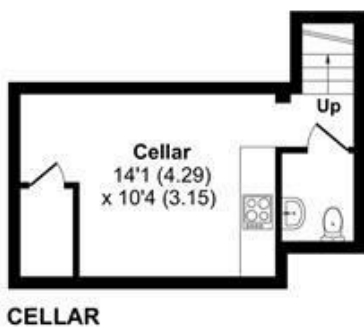
Total = 2374 sq ft / 220 sq m

For identification only - Not to scale



Denotes restricted head height

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>		
(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		
	71	83
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 837812.

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