



LB

Loporto Browne

— RESIDENTIAL —

Crewys Road, London, NW2 2AU

£975,000

3 1 2

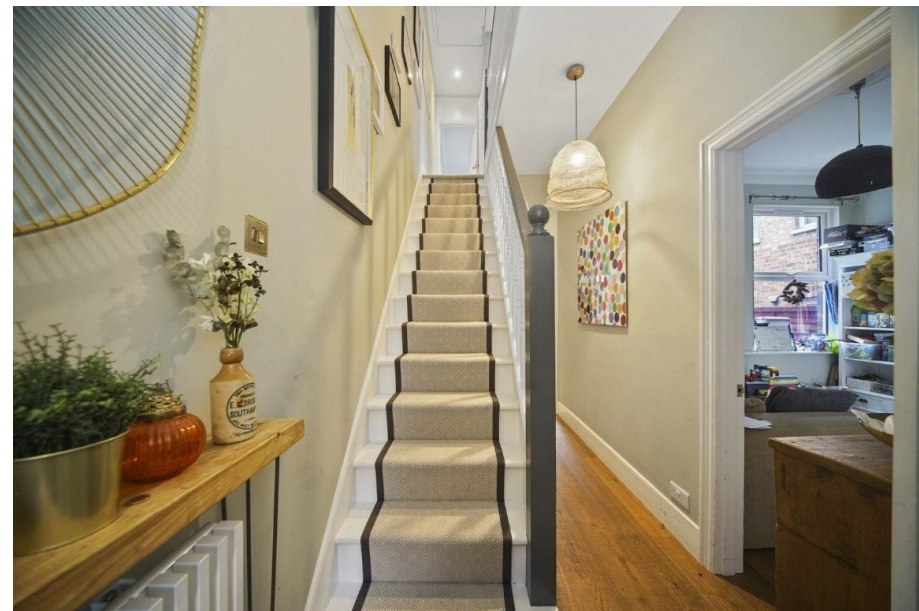


- LL0089
- 3 double bedrooms
- Garden studio/office
- Fantastic location
- Victorian Freehold terraced house
- Recently refurbished
- Potential to extend

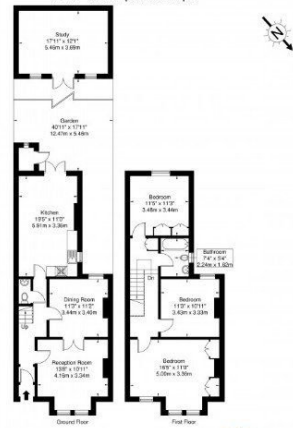


A charming 3 bedroom family home with a lovely southwest-facing garden situated on a quiet, residential tree-lined street. Just up the road is the wonderful green open spaces of Hampstead Heath, and the delights of Golders Hill park are a short stroll away.

Please quote LL0089



Crewys Road NW2
 Approx. Gross Internal Area = 116.7 sq m / 1256 sq ft
 Study = 19.4 sq m / 209 sq ft
 Total = 136.1 sq m / 1465 sq ft



Ref: THEBLÉUPLAN
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 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

27110200 Energy performance of buildings register

Energy performance certificate (EPC)

55, Crewys Road LONDON NW2 6AU	Energy rating D
Valid until 7 September 2027	Certificate number 0880-7016-7231-0833-8940

Property type
Mid-terrace house

Total floor area
118 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the exemptions and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607046/landlord-guidance-energy-performance-certificate-landlords.pdf).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificate/0880-7016-7231-0833-8940>

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