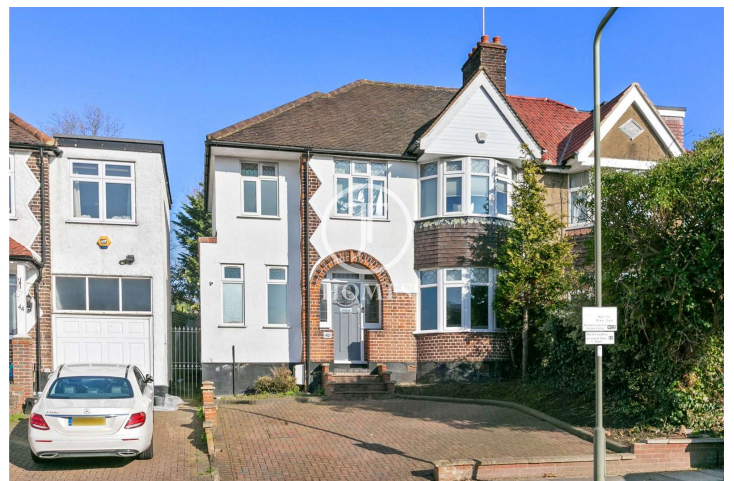
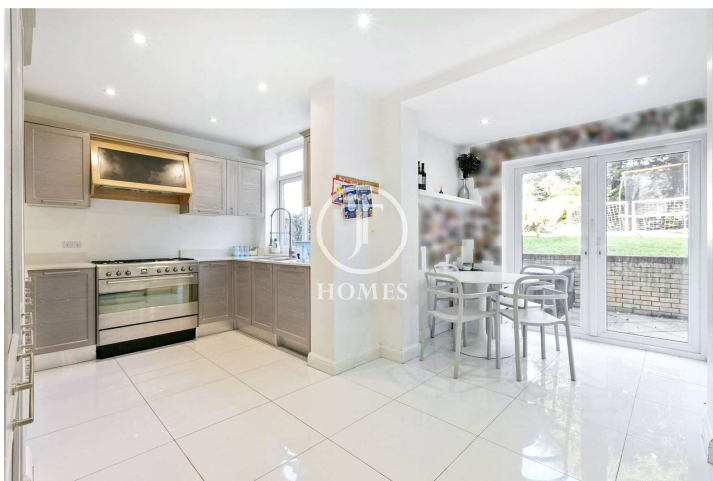


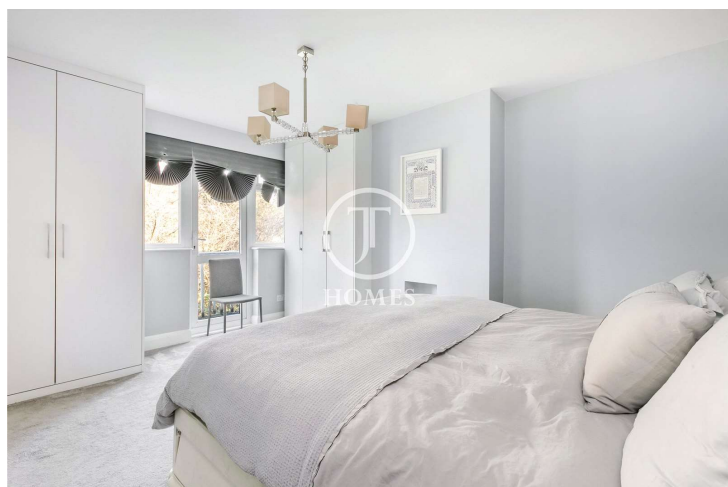
**St. Marys Crescent, London, NW4**

**Asking Price: £950,000**

**Freehold**



**AN IMMACULATELY WELL-PRESENTED FOUR BEDROOM FAMILY HOME ON ST MARY'S CRESCENT WITH AMAZING VIEWS OVER SUNNY HILL PARK.**

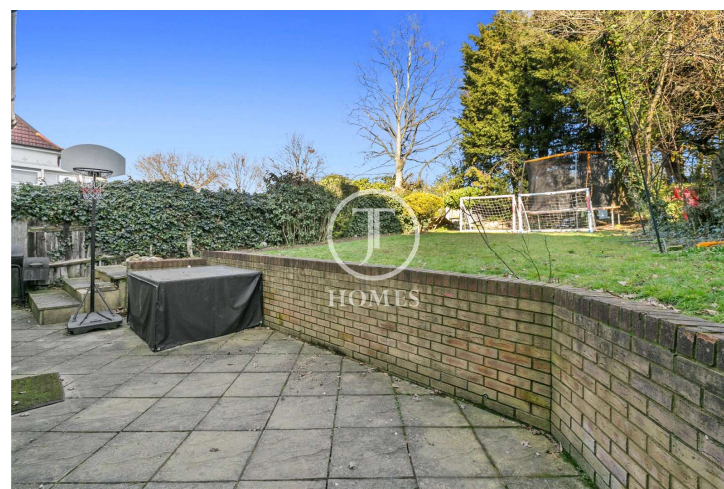
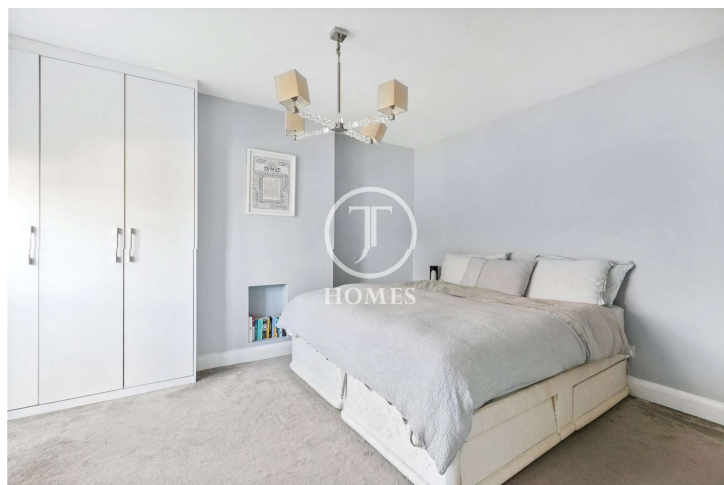


## Description

This bright and spacious family home is in immaculate condition throughout and offers 1460 SQ FT of living accommodation arranged over two floors. The ground floor comprises of a through lounge/dining room, a separate study/playroom, a fully fitted eat-in kitchen/breakfast room and a guest WC. The first floor offers a large master bedroom with an en-suite shower room and balcony, three further spacious bedrooms and a family bathroom.

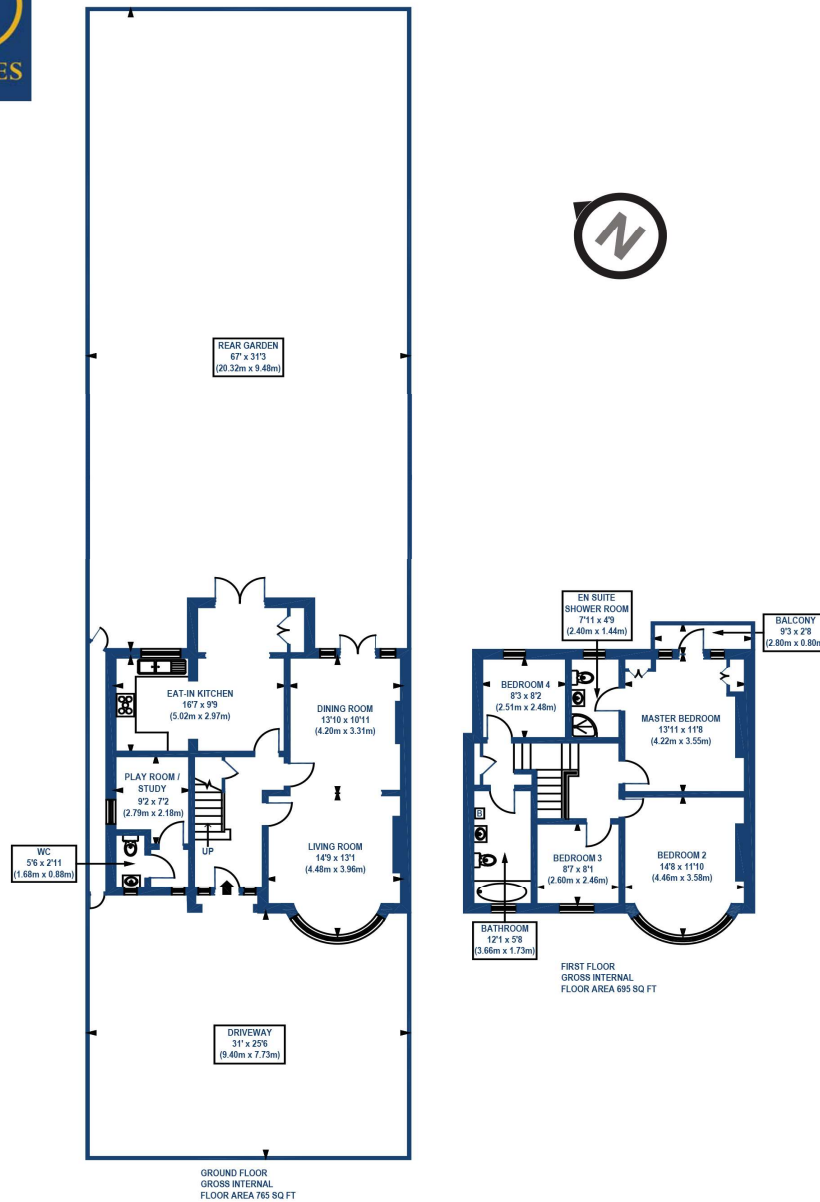
Other benefits include an extensive mature rear garden backing onto the Sunny Hill Park, a driveway with parking for two cars and great potential to extend to the rear and loft subject to planning permission.

This superb family home is situated within minutes' walk to Sunny Hill Park and is conveniently located close to Copthall Leisure Centre, Allianz Park Stadium and the excellent nearby shops and amenities of Brent Street.





## St Marys Crescent, NW4



**APPROX. GROSS INTERNAL FLOOR AREA 1460 sq. ft / 135.68 sq. m**

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</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			
England, Scotland & Wales		EU Directive 2002/91/EC	