



**Fairfields Crescent
London
NW9**

Offers in Excess of £665,000

bettermove 

Fairfields Crescent

London

Bettermove are proud to present this 3 bedroom semi-detached house in London, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

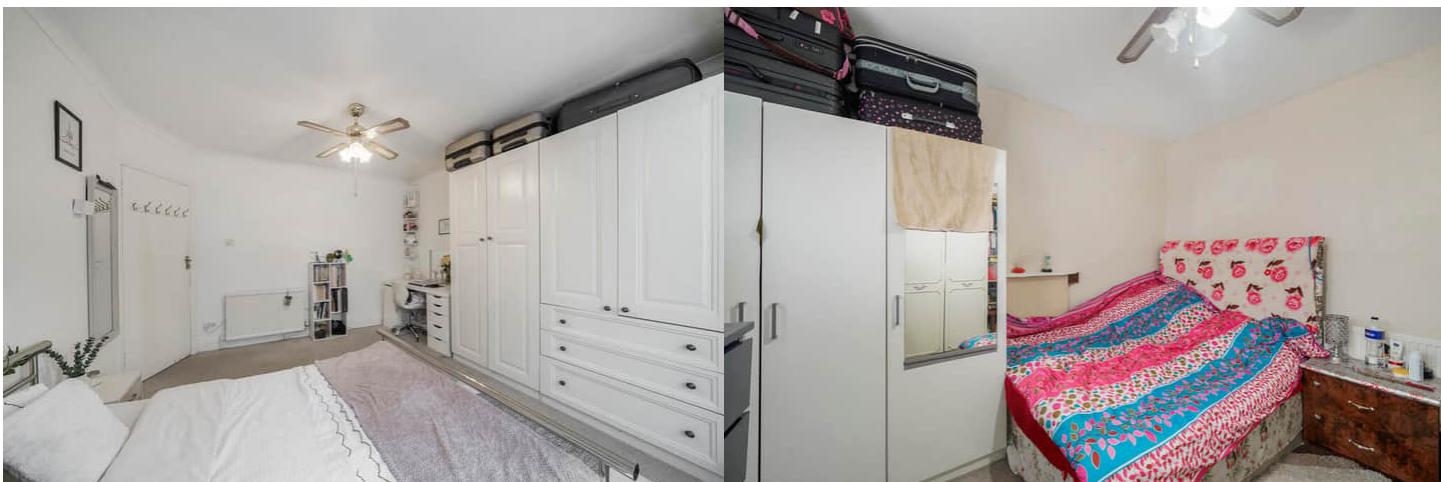
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, dining room, two fitted kitchens, conservatory, and two bathrooms, with an additional versatile room, currently used as a fourth bedroom. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom, as well as a converted loft room, ideal for an additional bedroom. Outside, the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular borough of Colindale, just outside the city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hendon Train Station, a variety of Underground routes, giving links on the Metropolitan, Lioness, and Bakerloo routes, as well as local bus routes, and quick access to the M1.

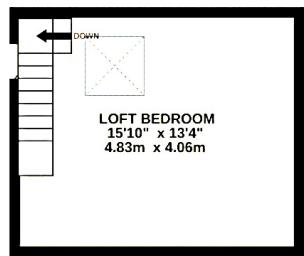
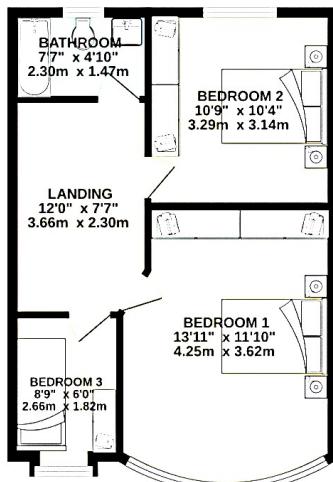
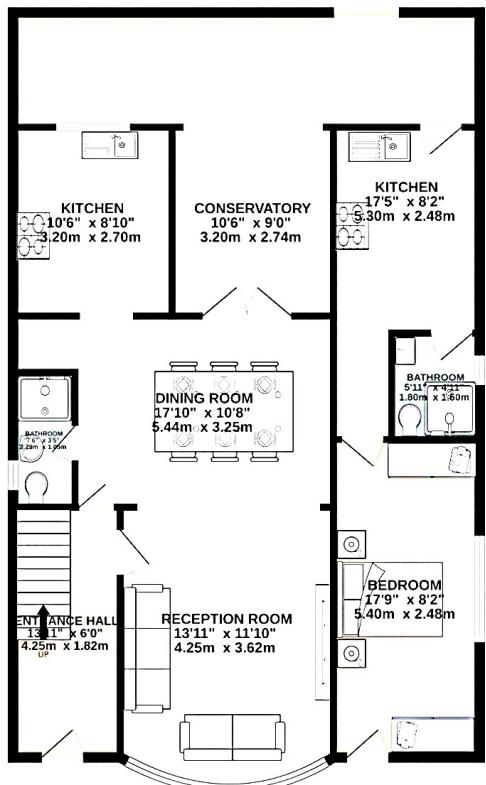
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
1107 sq ft (102.8 sq m) approx

1ST FLOOR
472 sq ft (43.8 sq m) approx

LOFT
211 sq ft (19.6 sq m) approx



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	39	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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