

WILKINSON CLOSE, (OFF EDGWARE ROAD), LONDON, NW2 6GQ



EPC Rating: B

Only an internal inspection of this property will allow a potential purchaser to appreciate the finer points of this magnificent three bedroom fifth floor flat with the benefit of two bathrooms. The property is situated in a purpose built development of luxury flats built a few years ago and this particular flat is in very good condition and ready to move into.

The property is situated within a quarter mile approximately of the newly opening Brent Cross West Station (with overground trains into London in 15 minutes approximately).

This magnificent development of luxury flats offers residents many unusual features including a 24 hour concierge service and a residents gymnasium. Benefits include:-

- Gas central heating
- Double glazed windows
- Three bedrooms
- Two bathrooms (one ensuite)
- Large enclosed terrace
- Local shops and bus services are within a few yards.
- Elevator
- Brent Cross shopping complex is approximately 2 miles radius
- Security entry phone system to main door
- Own reserved underground parking space
- Built-in ventilation unit serving all rooms
- Gross internal floor area of 1,124 sq ft (105 sq m) approximately

PRICE: £550,000.....LEASEHOLD

WILKINSON CLOSE, (OFF EDGWARE ROAD), LONDON, NW2 6GQ (CONTINUED)

The accommodation is arranged as follows:

Fifth Floor:

Entrance Hall: Wood flooring. Utility cupboard with plumbing for washing machine and housing gas boiler and ventilation unit.

'L' shaped Lounge/Kitchen: 21'5" x 11'4" (6.54m x 3.46m) x 10'2" x 8'0" (3.10m x 2.43m). **Lounge area:** Wood flooring. Downlights to ceiling. Double glazed door to enclosed balcony which could be opened up in the summer to provide a sun deck. Open plan with **Kitchen area:** Fitted with a range of matching wall and base cabinets with stone worktops. Downlights to ceiling. Induction hob with oven below and extractor hood above hob. Integrated dishwasher and microwave oven and fridge/freezer. Sink unit with mixer tap.

Bedroom 1 (rear): 20'8" x 9'8" (6.31m x 2.94m). Dressing area with built-in wardrobes.

Ensuite Shower Room/WC: Wide walk-in shower with rain shower above. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail. Tiled flooring and partly tiled walls.

Bedroom 2 (front): 13'6" x 9'9" (4.12m x 2.97m). Downlights to ceiling. Door to balcony.

Bedroom 3 (middle): 13'1" x 9'7" (4.00m x 2.93m). Downlights to ceiling.

Bathroom/WC: Panelled bath with rain shower above and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail. Partly tiled walls and tiled flooring.

Lease: 999 years from and including 29 September 2017, thus having approximately 991 years remaining.

Ground Rent: £400 per annum.

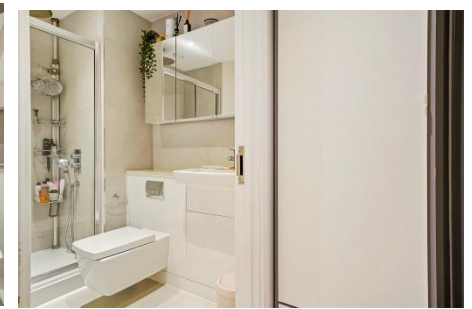
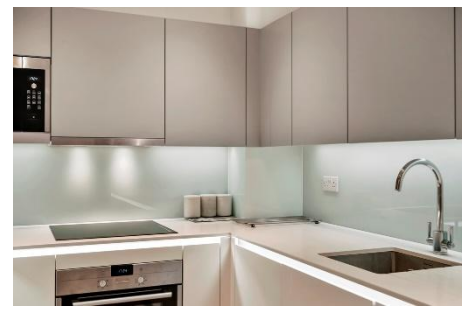
Service Charge: £482.00 per month approximately.

Council Tax: Band E.

PRICE: £550,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

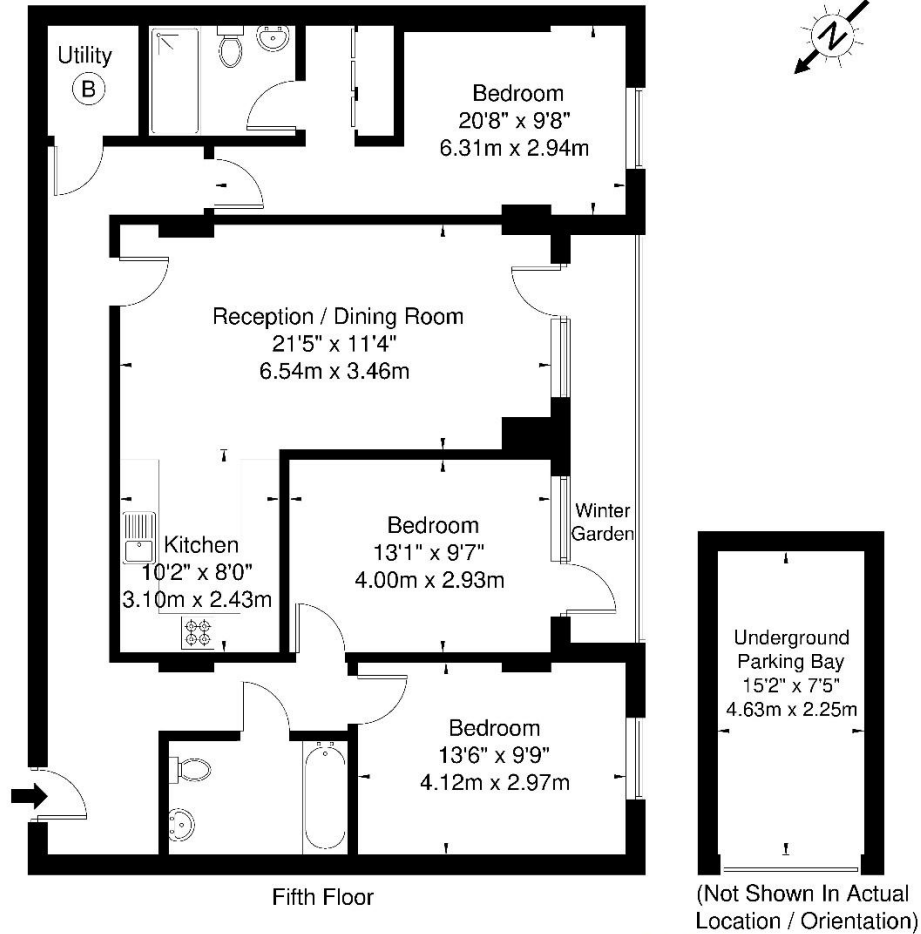
WILKINSON CLOSE, (OFF EDGWARE ROAD), LONDON, NW2 6GQ (CONTINUED)

WILKINSON CLOSE, (OFF EDGWARE ROAD), LONDON, NW2 6GQ (CONTINUED)**Wilkinson Close Collins Building NW2 6GQ**

Approx Gross Internal Area = 104.5 sq m / 1124 sq ft

Underground Parking Bay = 10.5 sq m / 113 sq ft

Total = 115 sq m / 1237 sq ft



Ref

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**BLEU
PLAN**

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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