

## **FLAT 6, WATERLOO ROAD, LONDON, NW2 7TS**



EPC Rating: D

We are pleased to be able to offer for sale this fabulous first floor spacious two double bedroom flat spanning some 647 sq ft forming part of a development of 11 recently constructed apartments

- Eleven 2 bedroom apartments with high quality finishes and fittings and some with vaulted ceilings.
- Most of the apartments have a bathroom and en-suite shower room to main bedroom and are bright and spacious with lots of natural light. The fully tiled bathrooms and en-suites are finished with modern white sanitaryware.
- The fully fitted kitchens feature worktops and are open plan with the living rooms.
- It is a carbon neutral building – all electric, using renewable energy sources with electric cars.
- Neasden and Dollis Hill Stations (Jubilee Line) are approximately a mile away and Brent Cross West Station being part of the Capital Connect line is due to shortly open.

**PRICE: .....Offers in the region of £425,000.....LEASEHOLD**

**WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Wood flooring.

**Lounge/Kitchen:** 18'1" x 12'10" (5.50m x 3.92m). Wood flooring. Downlights to vaulted ceiling. Fitted cupboards and work surfaces above. Integrated appliances.

**Bedroom 1 (rear):** 13'6" x 10'2" (4.12m x 3.10m).

**Bedroom 2 (rear):** 13'6" x 9'10" (4.12m x 3.00m).

**Bathroom/WC:** Panelled bath with mixer tap. Low level WC. Wash hand basin. Fully tiled floor and walls.

**Lease:** 125 years

**Ground Rent:** £350 p.a.

**Service Charge:** Circa £1,000

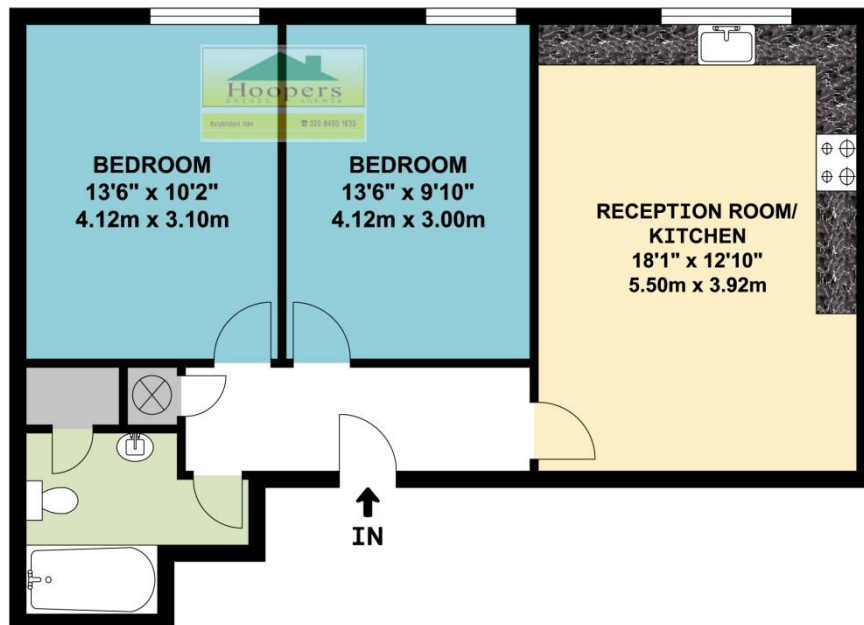
**PRICE: Offers in the region of £425,000 LEASEHOLD**

**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.

**WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)**



**WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)****WATERLOO ROAD  
LONDON NW2****FLAT 6  
FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 646.69 SQ. FT / 60.08 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".