

**OLIVE ROAD, CRICKLEWOOD, LONDON, NW2 6UL**



EPC Rating: D

We bring to the market this unmodernised ground floor two bedroom apartment which is offered for sale chain free and would suit a first time buyer wishing to take on a project or alternatively a buy-to-let investor.

The property is located in this central part of Cricklewood at the junction of Sneyd Road with Olive Road and benefits from a communal garden to the rear. Benefits include:-

- Gas central heating
- Part double glazed windows
- Spacious lounge and kitchen/diner
- Gross internal floor area of 655 sq ft (61 sq m) approximately
- The property is located within a few hundred yards of local bus services and shops at Cricklewood Broadway with the nearest Stations being Cricklewood (overground trains) or Willesden Green (Zone 2 Jubilee Line)

**PRICE: .....Offers in the region of £350,000.....LEASEHOLD**

**OLIVE ROAD, CRICKLEWOOD, LONDON, NW2 6UL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboard.

**Lounge (rear):** 15'1" x 12'8" (4.61m x 3.87m). Bay window.

**Bedroom 1:** 9'4" x 9'3" (2.84m x 2.83m). Double glazed window.

**Bedroom 2 (rear):** 10'9" x 8'8" (3.27m x 2.65m).

**Kitchen/Diner:** 14'11" x 11'7" (4.55m x 3.54m).

**Bathroom:** 6'11" x 4'4" (2.10m x 1.32m). Panelled bath and wash hand basin.

**Separate WC:** Low level WC.

**External Features:** Access to communal gardens.

**Lease:** A new 125 year lease will be granted on completion.

**Ground Rent:** £75.00 p.a.

**Service Charge:** £400 p.a. approximately.

**Council Tax** Band C.

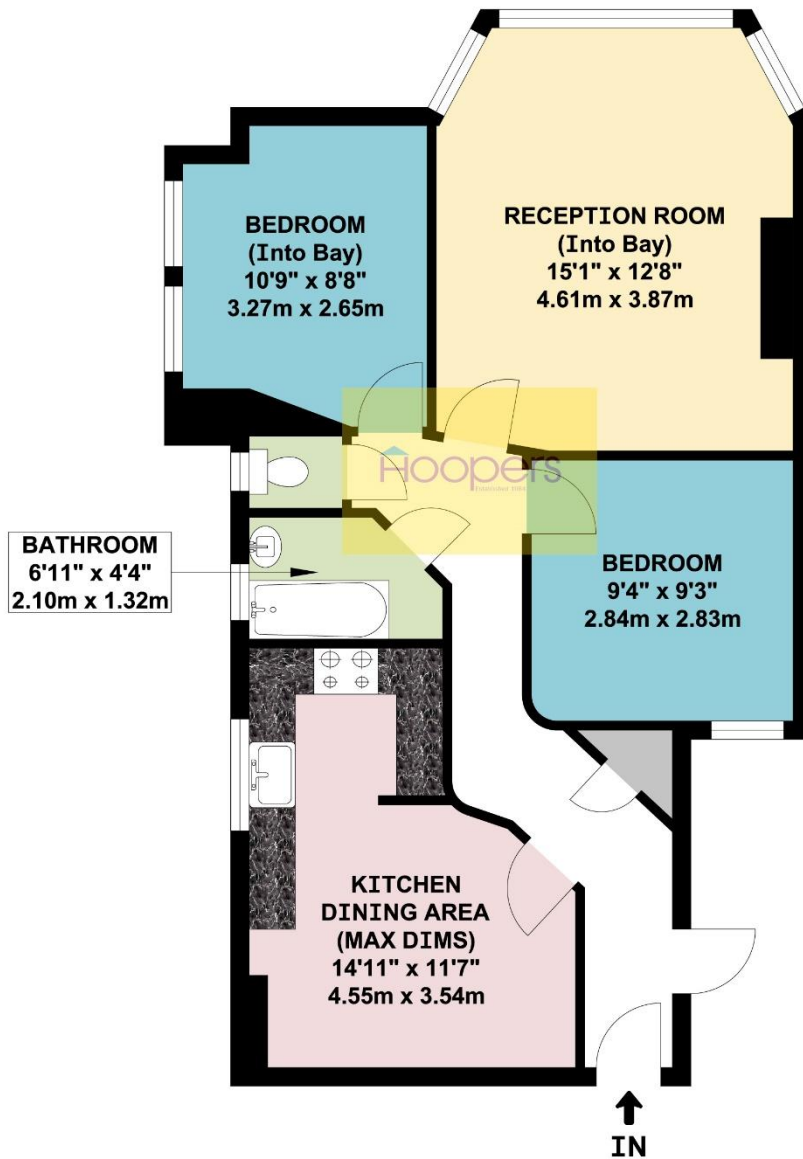
**PRICE:                      Offers in the region of £350,000                      LEASEHOLD**

**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.

**OLIVE ROAD, CRICKLEWOOD, LONDON, NW2 6UL (CONTINUED)**



**OLIVE ROAD, CRICKLEWOOD, LONDON, NW2 6UL (CONTINUED)****SNEYD LODGE, OLIVE ROAD  
LONDON NW2****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 655.41 SQ. FT / 60.89 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".