

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN



EPC Rating: C

We are delighted to bring to the market this first floor purpose built period maisonette offering spacious ready to move into accommodation and comprising four bedrooms, living room, kitchen and bathroom.

The property is situated in a central position in the heart of Cricklewood and viewing is highly recommended. Benefits include:-

- Own front door to street
- Chain free sale
- 4 bedrooms
- Recently refurbished condition
- New 125 year lease
- Double glazed windows
- Gas central heating
- Balcony to rear
- The property is situated 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)
- Gross internal floor area of 914 sq ft (85 sq m) approximately

PRICE:Offers in the region of £475,000.....LEASEHOLD

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN (CONTINUED)

The accommodation is arranged as follows:

Carpeted internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected).

Bedroom 1 (front): 14'3" x 11'4" (4.34m x 3.45m). Double glazed bay window.

Bedroom 2 (middle): 12'2" x 12'0" (3.70m x 3.65m). Double glazed window.

Bedroom 3 (rear): 9'7" x 8'2" (2.92m x 2.50m). Double glazed window.

Bedroom 4 (front): 9'7" x 6'5" (2.93m x 1.96m). Double glazed window.

Lounge (rear): 13'0" x 10'8" (3.95m x 3.26m). Double glazed window. Door to:

Kitchen: 9'8" x 8'8" (2.95m x 2.63). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Single drainer sink unit. Plumbed for washing machine. Wall mounted gas boiler. Double glazed door to balcony with storage cupboard.

Bathroom/WC: 9'7" x 4'10" (2.92m x 1.47m). White suite of panelled bath, pedestal wash hand basin and low level WC. Tiling to floor and walls.

Lease: 125 years.

Ground Rent: Nil

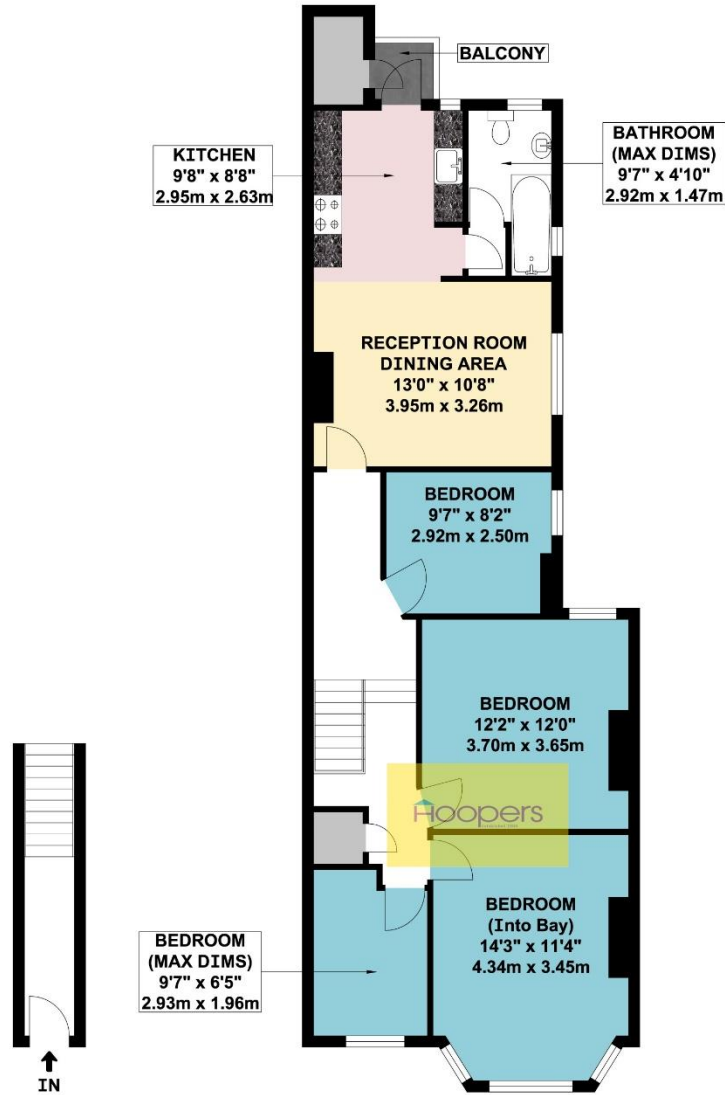
Council Tax: Band D.

PRICE: Offers in the region of £475,000 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.

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN (CONTINUED)

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN (CONTINUED)**TEMPLE ROAD
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 913.64 SQ. FT / 84.88 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".