

WATERLOO ROAD, LONDON, NW2 7TS



EPC Rating: D

We are pleased to offer for sale a first floor spacious two bedroom flat located in a purpose built development of similar flats and newly constructed within the last three years. The property is offered for sale chain free and viewing is highly recommended to appreciate the size of the property and the features on offer.

- Gas central heating
- Chain free sale
- Spacious open plan lounge/kitchen with downlights to ceiling
- Two double bedrooms
- Internal floor space of some 654 sq ft (61 sq m) approximately
- Reserved resident's parking space
- New build warranty
- The property is located within two miles maximum radius approximately of Brent Cross shopping complex
- The property is located within a half to one mile maximum radius of the new Brent Cross West Station which will be opening in December 2022 and the new Station will be walkable from the flat for an average person and the new Station will provide services into into Farringdon within 12 minutes approx..

PRICE:Offers in the region of £450,000.....LEASEHOLD

WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Open Plan Lounge/Kitchen (rear): 18'0" x 12'10" (5.5m x 3.9m). Fitted with a range of eye level wall mounted high gloss finish cabinets and matching base cabinets with work surfaces above. Built-in hob and oven with extractor hood above. Plumbing and space for washing machine. Wood flooring. Downlights to ceiling. Double glazed window.

Bedroom 1 (front): 13'6" x 10'2" (4.1 x 3.1m). Double glazed window. Downlights to ceiling.

Bedroom 2 (middle): 13'6" x 9'10" (4.1m x 3.0m). Double glazed window. Downlights to ceiling.

Bathroom/WC: 9'8" x 7'5" (3.0m x 2.3m). Panelled bath with shower above bath and shower screen and tiled surround. Vanity wash hand basin with mixer tap and storage space below. Low level WC. Heated towel rail.

External features: Residents reserved parking.

Lease: A new lease of 125 years to be granted on completion.

PRICE: Offers in the region of £450,000 LEASEHOLD

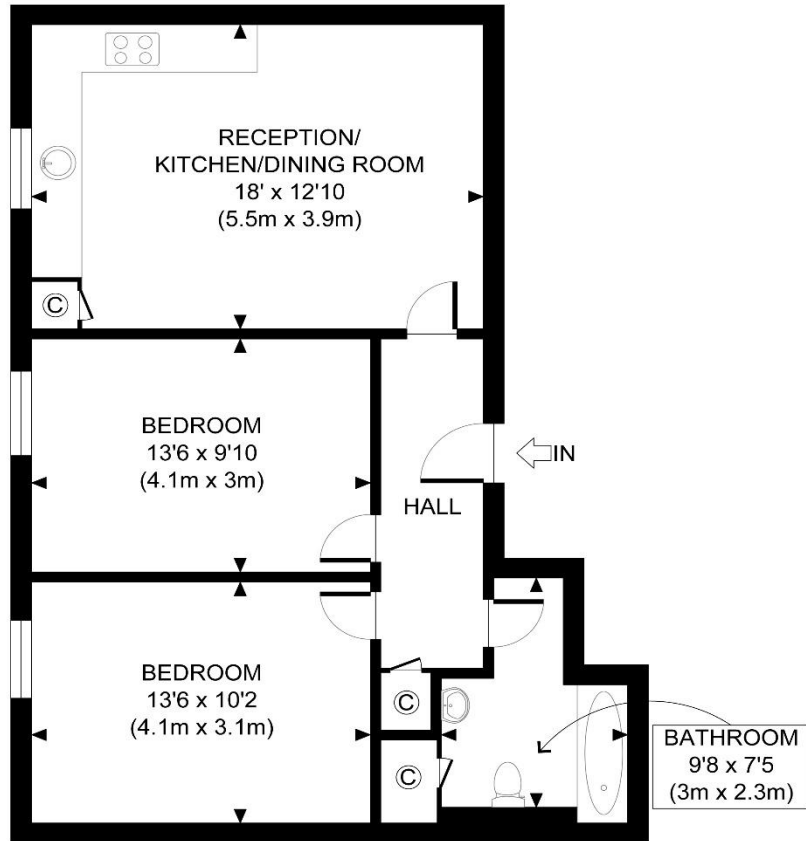
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 654 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 654 SQ FT / 61 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Waterloo Road</p>
	<p>date 01/08/22</p>
	<p>photoplan </p>