

## **COLES GREEN ROAD, LONDON, NW2 7ER**



EPC Rating: C

We are pleased to bring to the market this two bedroom ground floor flat which has been fully refurbished and is located in this popular residential road close to the junction with Oxgate Lane and Crest Road.

- Gas central heating
- Double glazed windows
- A new lease of 125 years on completion
- Two bathrooms (one ensuite to bedroom 1)
- Gross internal floor area of 656 sq feet (61 sq m) approximately
- The property is located within a few yards of local bus services, schools and shops at Crest Road
- Brent Cross shopping complex is approximately 2 miles radius

**PRICE: .....£475,000.....LEASEHOLD**

**COLES GREEN ROAD, LONDON, NW2 7ER (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Open Plan Kitchen/Lounge (rear):** 25'2" x 14'9" (7.68m x 4.50m). Wood flooring. Double glazed door to courtyard area. Double glazed bi-folding doors to garden. ***Kitchen:*** Wall mounted boiler. Built-in wall mounted cupboards and base cupboards. Built-in electric hob with oven below and extractor hood above hob. Stainless steel sink with mixer tap. Plumbing for washing machine. Integrated fridge freezer.

**Bedroom 1 (front):** 11'2" x 11'0" (3.41m x 3.35m). Double glazed window. Door to:

**Ensuite Shower Room/WC:** 6'9" x 2'11" (2.07m x 0.88m). Shower cubicle. Wash hand basin with storage below. Low level WC with concealed cistern. Fully tiled flooring. Heated towel rail.

**Bedroom 2 (middle):** 9'9" x 6'9" (2.98m x 2.05m). Double glazed window. Double glazed door to courtyard.

**Bathroom/WC:** 6'11" x 4'8" (2.11m x 1.42m). Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap. Ceramic tiled flooring.

**External features:** Paved front garden. Sole use of rear garden with lawn and patio.

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

**Service Charge:** Nil

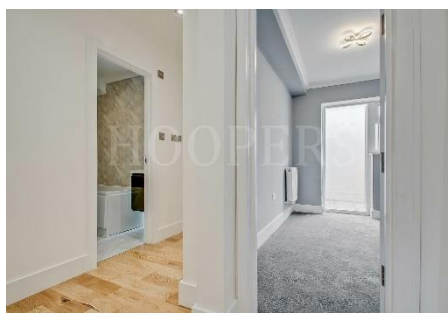
**Ground Rent:** Peppercorn.

**Council Tax:** Band C.

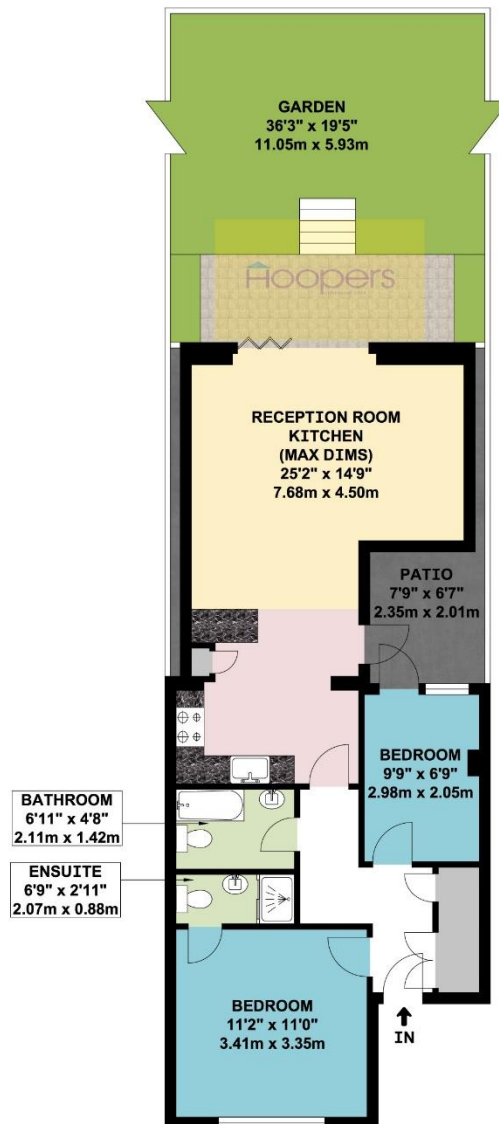
<b><u>PRICE:</u></b>	<b><u>£475,000</u></b>	<b><u>FREEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**COLES GREEN ROAD, LONDON, NW2 7ER (CONTINUED)**



**COLES GREEN ROAD, LONDON, NW2 7ER (CONTINUED)****COLES GREEN ROAD  
LONDON NW2****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 655.52 SQ. FT / 60.90 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".