

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB



EPC Rating: C

We are pleased to be able to bring to the market this ground floor garden maisonette and situated in this popular residential road just off Cricklewood Broadway and being situated within a few yards of local schools and bus services with local shops being within a few hundred yards of Cricklewood Broadway.

Benefits include:-

- Gas central heating
- Period features
- Own front door to street
- Own rear garden
- Share of freehold
- Kitchen/Diner
- Gross internal floor area of 773 sq ft (72 sq m) approximately
- The nearest stations are Cricklewood (overground trains) or Willesden Green or Kilburn (zone 2 Jubilee line trains)

PRICE:£475,000.....SHARE OF FREEHOLD

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 14'6" x 11'7" (4.43m x 3.52m). Feature fireplace. Sash bay window. Wood flooring.

Bedroom 1: 12'0" x 11'6" (3.63m x 3.51m). Wood flooring. Built-in wardrobes to one wall.

Bedroom 2: 9'5" x 8'2" (2.88m x 2.48m). Built-in cupboards.

Kitchen/Diner (rear): 17'8" x 11'0" (5.38m x 3.35m). Fitted with a lovely dresser unit to one wall. Two walk-in pantries (one housing boiler). Door to rear garden. Wood flooring. **Kitchen Area:** Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with electric oven below and extractor hood above hob. Plumbed for washing machine. Stainless steel sink unit with mixer tap. Double glazed window to side wall.

Bathroom/WC: 7'5" x 4'9" (2.25m x 1.45m). Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin. Ceramic tiling to floor and walls.

External features: Own rear garden with two garden sheds mainly lawn.

Lease: New 900+ year lease on completion.

PRICE: £475,000 SHARE OF FREEHOLD

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.

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)



MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)**GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 772.63 SQ. FT / 71.78 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".