

## **NORTH CIRCULAR ROAD, LONDON, NW10 0PH**



EPC Rating:

We are delighted to bring to the market this fabulous two bedroom second (top) floor purpose built flat which is situated close to the junction with Garden Way on the north carriageway and therefore the property is situated within a few hundred yards of IKEA furniture store, Neasden Swaminarayan Temple and the large Brent Park Tesco hypermarket.

Benefits include:-

- 2<sup>nd</sup> (top) floor flat
- Two good sized bedrooms
- Double glazing
- Gas central heating
- Fitted kitchen
- Modern bathroom
- Mainly wood flooring
- Lease of 100 years approximately remaining
- Gross internal floor area of 598 sq ft (56 sq m) approximately
- The nearest Stations are Stonebridge Park (Bakerloo Line) or Neasden (Jubilee Line)

**PRICE: .....£325,000.....LEASEHOLD**

**NORTH CIRCULAR ROAD, LONDON, NW10 0PH (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Wood flooring. Built in cupboard.

**Lounge:** 14'0" x 11'11" (4.27m x 3.64m). Double glazed front aspect window. Ornate fireplace. Wood flooring.

**Kitchen:** 7'7" x 7'5" (2.31m x 2.27m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Cooker point. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Wood flooring. Double glazed door to balcony.

**Bedroom 1 (front):** 14'0" x 9'11" (4.27m x 3.01m). Double glazed rear aspect window.

**Bedroom 2 (rear):** 13'0" x 10'9" (3.96m x 3.27m). Double glazed front aspect window.

**Bathroom/WC:** 7'5" x 6'4" (2.27m x 1.94m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Pedestal wash hand basin. Low level WC. Part tiled walls.

**Lease:** 125 years from 9 October 2000 thus having approximately 100 years remaining.

**Ground Rent:** £10.00 p.a.

**Service Charge:** £1,357.71 p.a.

**Council Tax:** Band B.

**PRICE:** **£325,000** **LEASEHOLD**

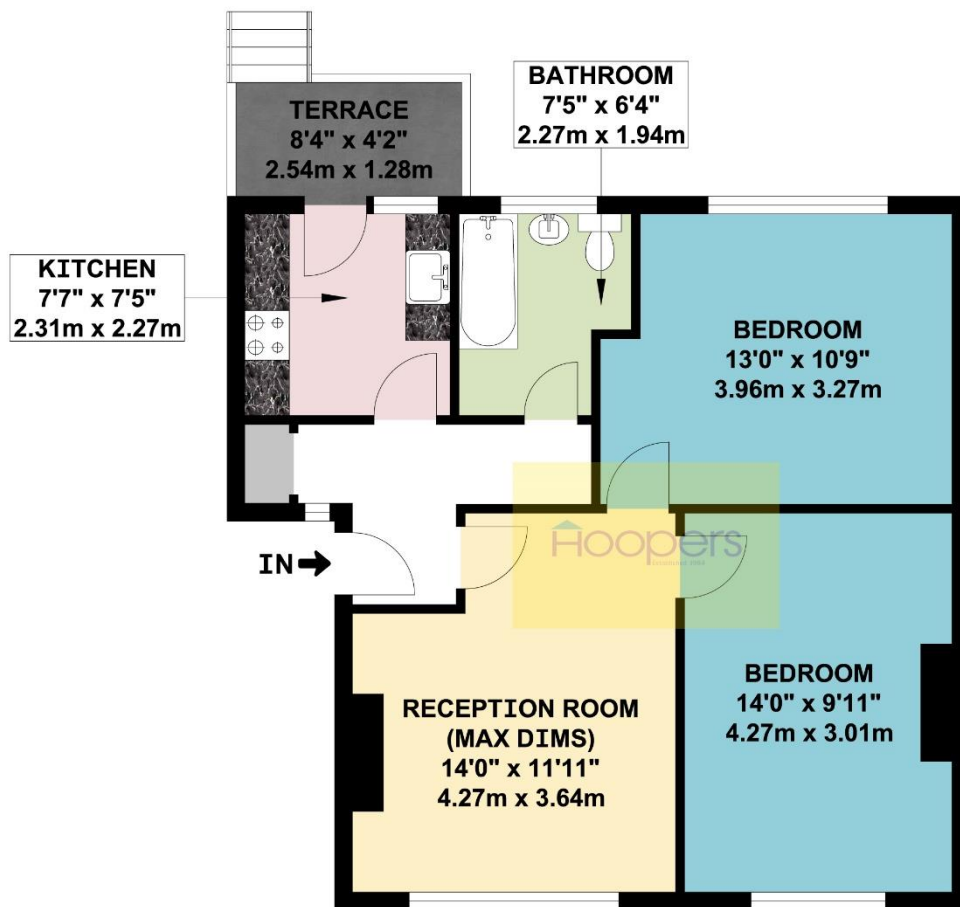
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**NORTH CIRCULAR ROAD, LONDON, NW10 0PH (CONTINUED)**

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**SECOND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 598.25 SQ. FT / 55.58 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".