

SEYMOUR COURT, CREST ROAD, LONDON, NW2 7BX



EPC Rating: C

A spacious second floor two double bedroom flat and situated in a purpose built residential development constructed circa 1930 and located at the junction of Coles Green Road and Crest Road and therefore being within a few yards of local shops and bus services.

The property is offered for sale chain free and is located within 2 miles approximately of Brent Cross shopping complex and is located within a few hundred yards of the recently opened Brent Cross West Station with overground trains into London Kings Cross in approximately 15 minutes.

- Gas central heating
- Double glazed windows
- Chain free sale
- Two good sized bedrooms
- Good sized kitchen
- Residents parking
- Security entry phone system to main door
- Gross internal floor area of 671 sq ft (62 sq m) approximately

PRICE: £350,000.....LEASEHOLD

SEYMOUR COURT, CREST ROAD, LONDON, NW2 7BY (continued)

The accommodation is arranged as follows:

First Floor:

Lounge: 15'11" into bay x 13'2" (4.85m x 4.02m). Double glazed bay window.

Bedroom 1 (front): 12'2" x 12'2" (3.71m x 3.70m). Double glazed window. Wood flooring.

Bedroom 2 (rear): 10'3" x 8'7" (3.11m x 2.62m). Double glazed window.

Kitchen: 10'8" x 9'10" (3.24m x 3.00m). Door to staircase leading to rear garden.

Bathroom: 7'3" x 6'11" (2.20m x 2.12m). Panelled bath and wash hand basin.

Separate WC: Low level WC.

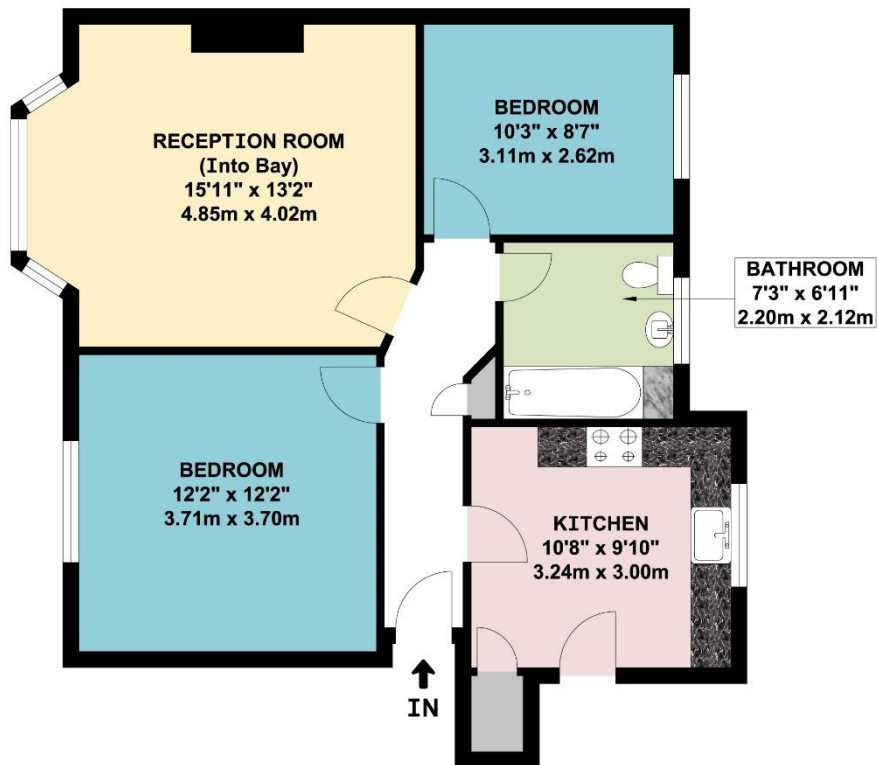
Lease: 125 years from 6 March 1989 thus having 90 years remaining approximately.

PRICE**£350,000****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.

SEYMOUR COURT, CREST ROAD, LONDON, NW2 7BX (continued)



SEYMOUR COURT, CREST ROAD, LONDON, NW2 7BX (Continued)**SEYMOUR COURT, CREST ROAD
LONDON NW2****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 671.45 SQ. FT / 62.38 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".