

**CHARTWELL COURT, BROOK ROAD, LONDON, NW2 7DW**



EPC Rating: B

We are pleased to be able to offer for sale what we believe to be possibly the original Show Flat and the largest flat constructed in this development spanning approximately 1,025 sq ft (95 sq m) and offered for sale chain free. This property also enjoys what we believe to be a unique feature of this development of two bathrooms (one ensuite). This property affords two very large bedrooms and with imagination could potentially be divided into a three bedroom flat.

Chartwell Court is an amazing development on Brook Road (off Dollis Hill Lane) located within a few yards of the magnificent 80 acres of Gladstone Park and used to be the Post Office research centre being a magnificent listed Grade II building which offers huge architectural character and the communal entrance hall at the property is like walking into a glamorous hotel.

Viewing of this property is highly recommended to appreciate its size. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Two good sized bedrooms
- Magnificent living room/kitchen measuring 25'8" x 19'10"
- Two bathrooms (one ensuite)
- Security entry phone system to communal door
- Residents parking
- Security gates restricting access to the development
- Communal gardens including a secluded recreational area with pond
- Residents elevator
- Gross internal floor area of 1,025 sq ft (95 sq m) approximately
- This property is located on the first floor (the best floor) of this fabulous development
- The nearest station is Dollis Hill (Jubilee Line)

**PRICE: ..... £575,000 .....LEASEHOLD**

**CHARTWELL COURT, BROOK ROAD, LONDON, NW2 7DW (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Built-in cupboard.

**Open Plan Lounge/Kitchen:** 25'8" x 19'10" (7.83m x 6.05m). Double aspect windows. **Kitchen Area:** With built-in matching wall and base cupboards with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Space for fridge.

**Bedroom 1:** 18'6" x 13'3" including bathroom space (5.64m x 4.05m). Double glazed windows. Built-in wardrobes. Door to:

**Ensuite Bathroom/WC:** 9'7" x 7'1" (2.91m x 1.96m). With panelled bath. Wash hand basin. Low level WC.

**Bedroom 2:** 15'0" x 10'11" (4.58m x 3.34m). Built-in mirror fronted wardrobes.

**Family Bathroom/WC:** 6'11" x 6'5" (2.10m x 1.96m). Panelled bath, wash hand basin and low level WC.

**External Features:** Communal gardens and recreation area. Residents private parking with ample spaces for visitors inside the property gates.

**Lease:** 125 years from 18 February 2000 thus 102 years approximately remaining.

**Ground Rent:** £50 per annum.

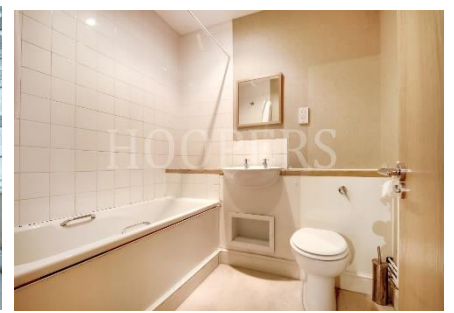
**Service Charge:** Approximately £3,500 p.a.

**PRICE: £575,000 LEASEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS 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.

**CHARTWELL COURT, BROOK ROAD, LONDON, NW2 7DW (CONTINUED)**



**CHARTWELL COURT, BROOK ROAD, LONDON, NW2 7DW (CONTINUED)**

CHARTWELL COURT, BROOK GREEN  
LONDON NW2

**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 1025.37 SQ. FT / 95.26 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".