

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TG



EPC Rating: D

We are delighted to bring to the market this fabulous spacious ground floor garden flat which needs to be viewed to be appreciated and to enjoy the lovely rear garden measuring some 90' in length.

The property is situated just off Cricklewood Broadway and is therefore located within a few yards of local bus services and shops at the Broadway with the nearest Stations being Cricklewood (Thameslink Trains) or Willesden Green (zone 2 Jubilee Line trains). Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms with underfloor heating
- Spacious kitchen/diner open plan with living area
- Sole use of large rear garden
- Share of freehold
- Ready to move into condition
- Victorian period conversion
- Spacious kitchen/diner
- Gross internal floor area of 720 sq ft (67 sq m) approximately

PRICE:£525,000.....SHARE OF FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (rear): 10'1" x 10'0" (3.15m x 3.04m). Double glazed French doors to rear garden. Double glazed windows. Open plan with:-

Kitchen/Diner: 15'9" x 10'2" (4.80m x 3.11m). Built-in gas hob with oven below and extractor hood above hob (all in stainless steel). Plumbed for dishwasher and washing machine. Fitted wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Cupboard with gas central heating boiler. Wood flooring. Stainless steel sink unit with mixer tap.

Bedroom 1 (front): 14'8" x 13'10" (4.47m x 4.21m). Double glazed bay window. Built-in wardrobes. Ceiling cornice and rose. Underfloor heating.

Bedroom 2: 12'2" x 10'8" (3.72m x 3.26m). Double glazed French doors to rear garden. Underfloor heating.

Bathroom/WC: 7'9" x 5'10" (2.37m x 1.77m). Panelled bath with rain shower above and shower screen. Vanity wash hand basin with drawers below. Low level WC. Heated towel rail. Tiled flooring and partly tiled walls. Window to side wall.

External features: Decking area to rear leading to lawn. Large outbuilding with electricity supply. Share of freehold.

PRICE: £525,000 SHARE OF FREEHOLD

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

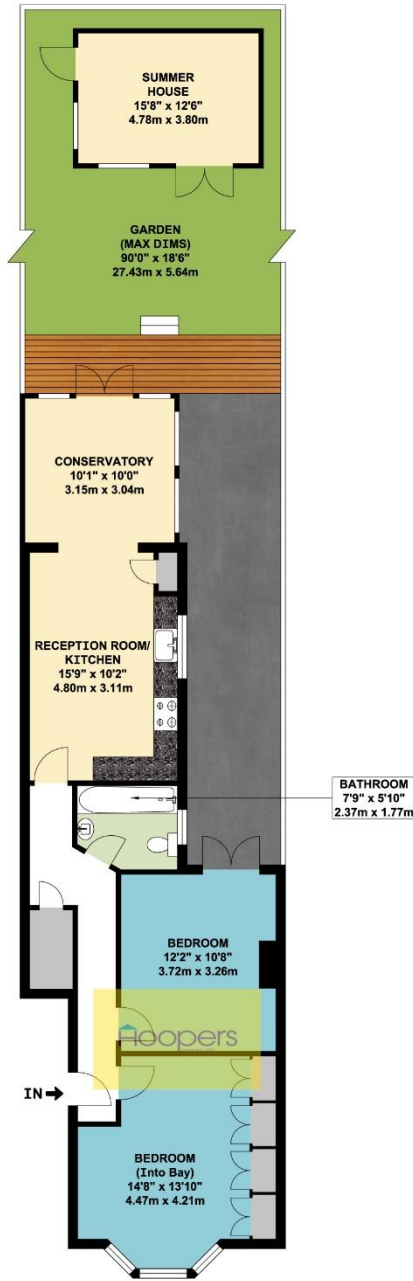
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 6TG (CONTINUED)



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LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 720.21 SQ. FT / 66.91 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".