

NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR



EPC Rating: D

Presenting for sale this first floor four bedroom purpose built maisonette offering spacious accommodation which although in need of updating offers a buyer an opportunity to leave their own stamp on the property.

The property is located within half a mile approximately of bus services and shops at Cricklewood with the nearest Stations being Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line trains). Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Own front door to street
- Two double bedrooms and two single bedrooms
- 900+ lease remaining
- Loft space
- Gross internal floor area of 818 sq ft (76 sq m) approximately
- Brent Cross shopping complex is approximately 3 miles radius

PRICE: £450,000..... LEASEHOLD

NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected).

Bedroom 1 (front): 14'3" x 11'10" (4.35m x 3.61m). Double glazed bay window. Built-in cupboards.

Bedroom 2 (middle): 12'0" x 12'0" (3.65m x 3.63m). Double glazed window. Wood laminate flooring. Built-in cupboard.

Bedroom 3 (rear): 8'10" x 8'0" (2.70m x 2.44m). Built-in cupboard. Double glazed window.

Bedroom 4 (front): 8'0" x 6'0" (2.45m x 1.81m). Built-in cupboard. Double glazed window.

Lounge (rear): 12'6" x 11'3" (3.80m x 3.43m). Double glazed window to side wall.

Kitchen: 7'10" x 7'0" (2.40m x 2.11m). Gas boiler. Double glazed window.

Bathroom/WC: 5'9" x 5'1" (1.75m x 1.54m). Panelled bath. Low level WC. Pedestal wash hand basin. Part tiled walls and flooring. Double glazed window.

Lease: 999 years from 25.3.1986 thus having approximately 960 years remaining.

Ground Rent: £50.00 p.a.

Service Charge: Nil

Council Tax: Band D.

PRICE: £450,000 LEASEHOLD

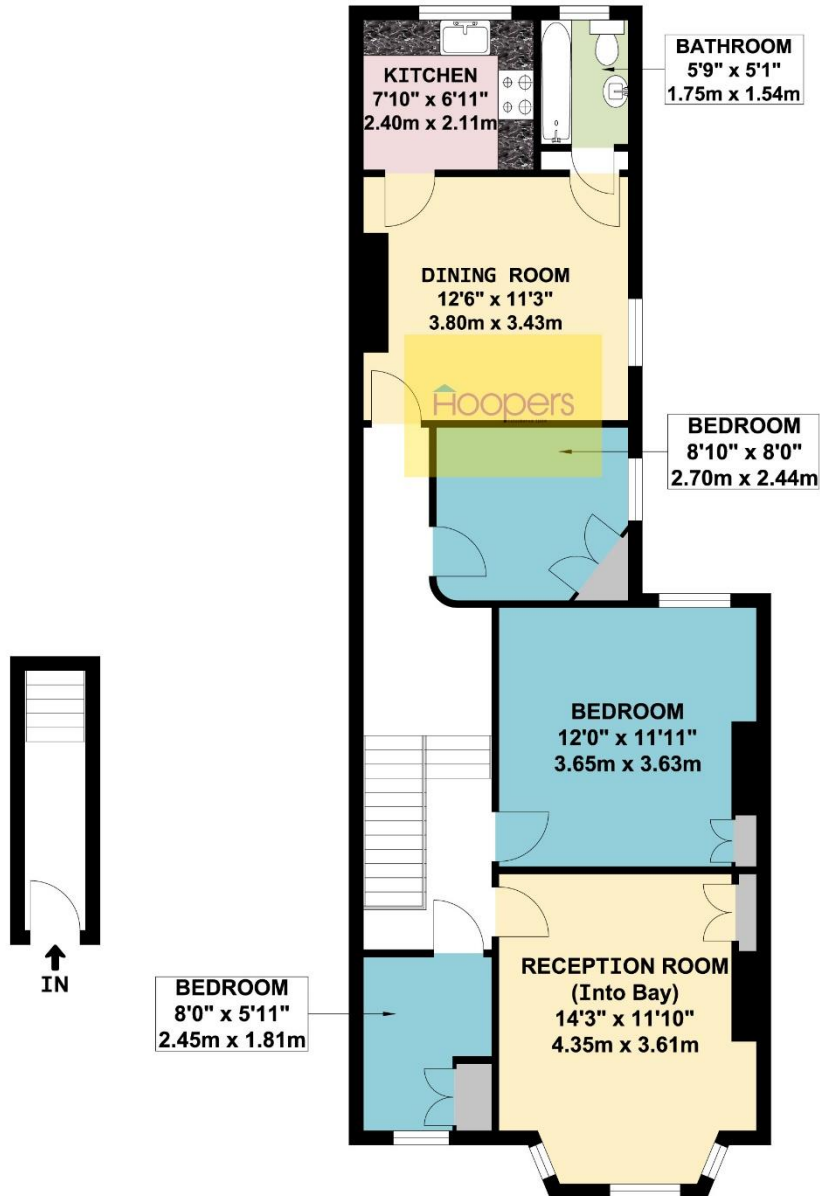
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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LONDON NW2**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 818.05 SQ. FT / 76.00 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".