

**TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PJ**



EPC Rating:

We bring to the market this ground floor two bedroom purpose built period maisonette in need of updating but offered for sale chain free. The property is located just off the A5 (Edgware Road) and is within a few hundred yards of Cricklewood bus garage. Local shops can be found within a few hundred yards at Cricklewood Broadway and the nearest Stations are Cricklewood (Thameslink trains) or Willesden Green (zone 2 Jubilee line trains). Benefits include:-

- Gas central heating
- Double glazed sash windows
- Own rear garden with a southerly aspect
- New 125 year lease
- Chain free sale
- Gross internal floor area of 692 sq ft (64 sq m) approximately

**PRICE: ..... £460,000.....LEASEHOLD**

**TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (middle):** 12'7" x 12'2" (3.8m x 3.7m). Double glazed sash window to side wall.

**Kitchen (rear):** 9'6" x 7'10" (2.9m x 2.4). Built-in cupboards. Sink unit. Wall mounted gas boiler. Recess for fridge/freezer. Tiled flooring. Gas hob with oven below. Plumbed for washing machine. Door to rear garden.

**Bathroom/WC:** 6'7" x 5'3" (2.0m x 1.6m). Three piece suite of panelled bath, wash hand basin and low level WC. Heated towel rail. Double glazed sash window.

**Bedroom 1 (front):** 14'9 x 11'6" (4.5m x 3.5m). Double glazed sash bay window. Ceiling mouldings.

**Bedroom 2 (middle):** 12'0 x 11'6" (3.7m x 3.5m). Double glazed sash window.

**External features:** Own rear garden having a southerly aspect.

**Lease:** 125 years.

**Council Tax:** Band D.

**PRICE: £460,000 LEASEHOLD**

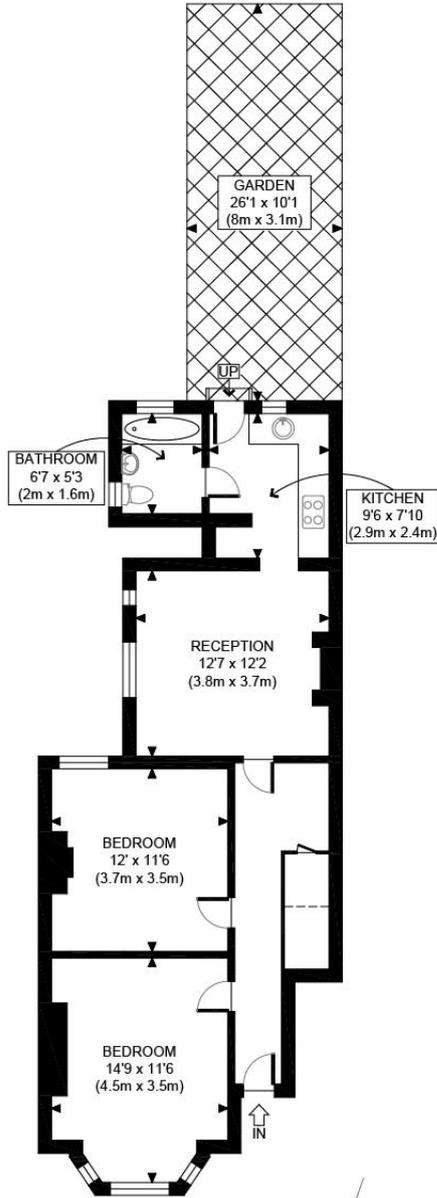
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PJ (CONTINUED)**



**TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PJ (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 692 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Temple Road</p> <p>date 18/02/28</p> <p><b>photoplan</b> </p>
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