

PITFIELD WAY, LONDON, NW10 0PZ



EPC Rating: C

A wonderful well maintained and lovely two bedroom ground floor duplex flat located in this popular residential ex local authority complex close to Stonebridge Park (Bakerloo line) underground station.

- Gas central heating
- Double glazed windows
- 2 bedrooms
- Rear garden
- Gross internal floor area of 831 sq ft (77 sq m) approximately
- Close to Stonebridge Park Tube station (Bakerloo line)
- Tesco superstore and IKEA furniture store are within a quarter mile radius approximately providing shopping facilities

PRICE:£350,000.....LEASEHOLD

PITFIELD WAY, LONDON, NW10 0UA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge (rear): 13'5" x 11'10" (4.08m x 3.60m). Wood floor. Double glazed bay window. Double glazed door to garden.

Kitchen: 16'6" x 7'9" (5.02m x 2.37m). Fitted wall and base cupboards. Plumbing for washing machine. Gas hob with gas oven below. Wall mounted boiler. Double glazed window to front.

First floor:

Landing 1 (Stairs): Two large storage cupboards. Downlights.

Main landing: Storage cupboard.

Bedroom 1 (front): 14'4" x 7'9" (4.38m x 2.37m). Double glazed window to front. Wood flooring.

Bedroom 2 (rear): 11'10" x 10'2" (3.60m x 3.10m). Double glazed window to rear. Wood flooring.

Bathroom/WC: 6'8" x 4'8" (2.03m x 1.42m). Fully tiled walls and floor. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Glass shower screen.

Separate WC: Tiled floor. Low level WC. Wash hand basin.

Rear Garden: Well-maintained with lawn.

Lease: 125 years from 20 November 1989 thus having 90 years remaining.

Ground Rent: £10.00

Service Charge: £127.00 per month.

Council Tax Band: B

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.

PITFIELD WAY, LONDON, NW10 0UA (CONTINUED)



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**PITFIELD WAY
LONDON NW10**



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 830.75 SQ. FT / 77.18 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".