

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN



EPC Rating: C

We are delighted to bring to the market this ground floor purpose built period style maisonette which offers well maintained accommodation for a first time buyer or potentially as a buy-to-let investment.

The property is situated in the heart of Cricklewood close to the junction with Mora Road and with Mora Road Primary School being within a few yards.

Local shops can be found within a few hundred yards of Cricklewood Broadway and the nearest Stations are Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Own rear garden
- Two good sized bedrooms
- Spacious kitchen and bathroom
- Own front door to street
- Lease of approximately 182 years remaining
- Gross internal floor area of 777 sq ft (72 sq m) approximately

PRICE: £525,000.....LEASEHOLD

TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring. Understairs cupboard.

Lounge: 12'10" x 10'8" (3.92m x 3.24m). Wood laminate flooring. Double glazed window. Open plan with:-

Kitchen: 13'9" x 9'6" (4.20m x 2.90). Twin sink unit with mixer tap. Laminated tiled flooring. Built-in gas hob with extractor hood above hob and oven below. Matching fitted wall cupboards and base cabinets with work surfaces above and tiled surrounds. Double glazed French doors to rear garden.

Bedroom 1 (front): 14'4 x 11'7" (4.37m x 3.53m). Double glazed bay window. Ceiling mouldings. Feature fireplace. Wood laminate flooring.

Bedroom 2 (middle): 12'2 x 11'7" (3.72m x 3.53m). Wood laminate flooring. Double glazed window. Built-in wardrobes.

Bathroom/WC: 9'5" x 8'0" (2.88m x 2.45m). Panelled bath with mixer tap with rain shower above shower screen and tiled surround. Vanity wash hand basin with cupboards and drawers below. Low level WC with concealed cistern. Tiling to floor. Heated towel rail. Double glazed window. Utility cupboard with plumbing for washing machine and space for tumble dryer.

External features: Own rear garden with decking and lawn.

Lease: Approximately 182 years remaining.

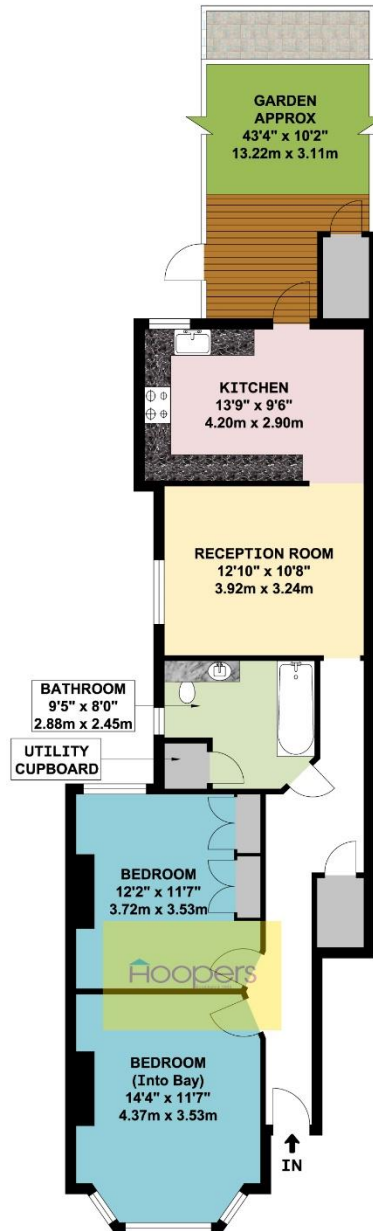
PRICE: _____ £525,000 _____ LEASEHOLD

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 6PN (CONTINUED)



TEMPLE ROAD, CRICKLEWOOD, LONDON, NW2 6PN (CONTINUED)**TEMPLE ROAD
LONDON NW2****GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 777.26 SQ. FT / 72.21 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".