

**SHORTCROFT MEAD COURT, COOPER ROAD, WILLESDEN, NW10 1BF**



EPC Rating: C

We are pleased to be able to offer for sale this well presented two bedroom second floor flat converted from a former Victorian built school building and offered with vacant possession. The property further benefits from off-street parking, communal gardens and a gated entrance.

Cooper Road is a quiet, residential street a short walk away from the local cafes, restaurants and amenities of Dollis Hill and Willesden High Road with the green open spaces of Gladstone Park nearby as are both Dollis Hill (Jubilee Line) Tube Station and Willesden bus garage.

- Victorian school conversion.
- Two bedrooms
- Spacious lounge open plan with kitchen
- Double glazing
- Gas central heating
- Communal gardens to rear
- Gated development
- Own parking space
- Gross internal floor area of 746 sq ft (69 sq m) approximately
- The property is well located for easy access to Dollis Hill (Jubilee Line) Station

**PRICE: ..... £425,000.....LEASEHOLD**

**SHORTCROFT MEAD COURT, COOPER ROAD, WILLESDEN, NW10 1BF (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Three built-in cupboards. Wood flooring.

**Lounge open plan with kitchen:** 25'0" x 14'2" (7.63m x 4.32m). Double glazed front aspect windows. Further frosted window in kitchen. Wood flooring. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base cupboards with work surfaces above and splashback tiling. Induction hob with oven below and extractor hood above. Integrated dishwasher, fridge and freezer.

**Bedroom 1:** 11'10" x 11'10" (3.60m x 3.60m). Double glazed front and side aspect windows. Wood laminate flooring. Built-in cupboard.

**Bedroom 2:** 12'6" x 9'2" (3.81m x 2.80m). Double glazed front aspect window. Wood flooring.

**Bathroom/WC:** 7'3" x 5'6" (2.21m x 1.67m). Frosted window. Panelled bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls and tiled flooring. Heated towel rail.

**External features:** Communal gardens enveloping the building. Own parking space.

**Lease:** 125 years from 1 January 2014 thus having approximately 114 years remaining.

**Service Charge:** £317.44 per month.

**Ground Rent:** £16.66 per month

**Council Tax:** Band C.

**PRICE: £425,000 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 NW10

**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 745.93 SQ. FT / 69.30 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".