

SHREWSBURY ROAD, LONDON. NW10 8GD



EPC Rating: B

A fabulous second floor two double bedroom flat with lift access located in this popular residential modern development and offered with vacant possession. The property is situated off Hillside and within half mile radius of Harlesden Station (Bakerloo & overground Lines). Multiple shopping, eateries and bus services can be found close by at Craven Park and the High Street Harlesden.

The property is well presented and is ideally suited for first time buyers and investors alike. Viewing is highly recommended.

- Modern flat
- Two double bedrooms.
- Spacious lounge/kitchen with integrated appliances.
- Own private balcony
- Double glazing.
- Gas central heating.
- Gross internal floor area of 782 sq ft (73 sq m) approximately
- Communal video entry phone system
- Lift to all floors.
- The property is located within half a mile of Harlesden Station.
- Brent Cross shopping complex, Junction 1 of the M1 Motorway, The A40 are all within 2 miles radius approximately.
- No parking restrictions.
- Vacant Possession.
- Viewing highly recommended.

PRICE:..... £380,000.....LEASEHOLD

SHREWSBURY ROAD, LONDON. NW10 8GD (Continued)

The accommodation is arranged as follows:

Second Floor: Accessed via stairs or lift. Front door to:

Entrance Hall: Video entry phone. Large walk-in storage cupboard with double doors housing plumbing for washing machine. Carpet.

Lounge open plan with Kitchen: **Lounge Area:** 16'3" x 11'4" (4.95m x 3.46m). Double glazed window. Carpet. **Kitchen Area:** 13'0" x 9'1" (3.95m x 2.76m). Single drainer one and a half bowl sink unit with cupboards below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Integrated fridge, freezer and dishwasher. Wall mounted boiler. Part tiled walls and tiled flooring. Double glazed doors to own private balcony.

Utility Room: 8'8" x 4'0" (2.64m x 1.20m).

Bedroom 1: 14'0" x 12'2" (4.23m x 3.71m). Double glazed window. Fitted floor to ceiling mirror fronted wardrobes. Carpet.

Bedroom 2: 13'9" x 12'3" (4.20m x 3.74m). Double glazed window. Fitted floor to ceiling mirror fronted wardrobes. Carpet.

Bathroom/WC: 7'2" x 7'0" (2.18m x 2.14m). Panelled bath with mixer tap and shower attachment with shower screen. Low level WC. Pedestal wash hand basin. Electric shaver point. Heated towel rail. Part tiled walls and tiled flooring.

External Features: Communal areas.

Lease: 125 years from 25 March 2015, thus having 118 years remaining approximately.

Service Charge: £94.00 per month.

Ground Rent: £0.00 per year.

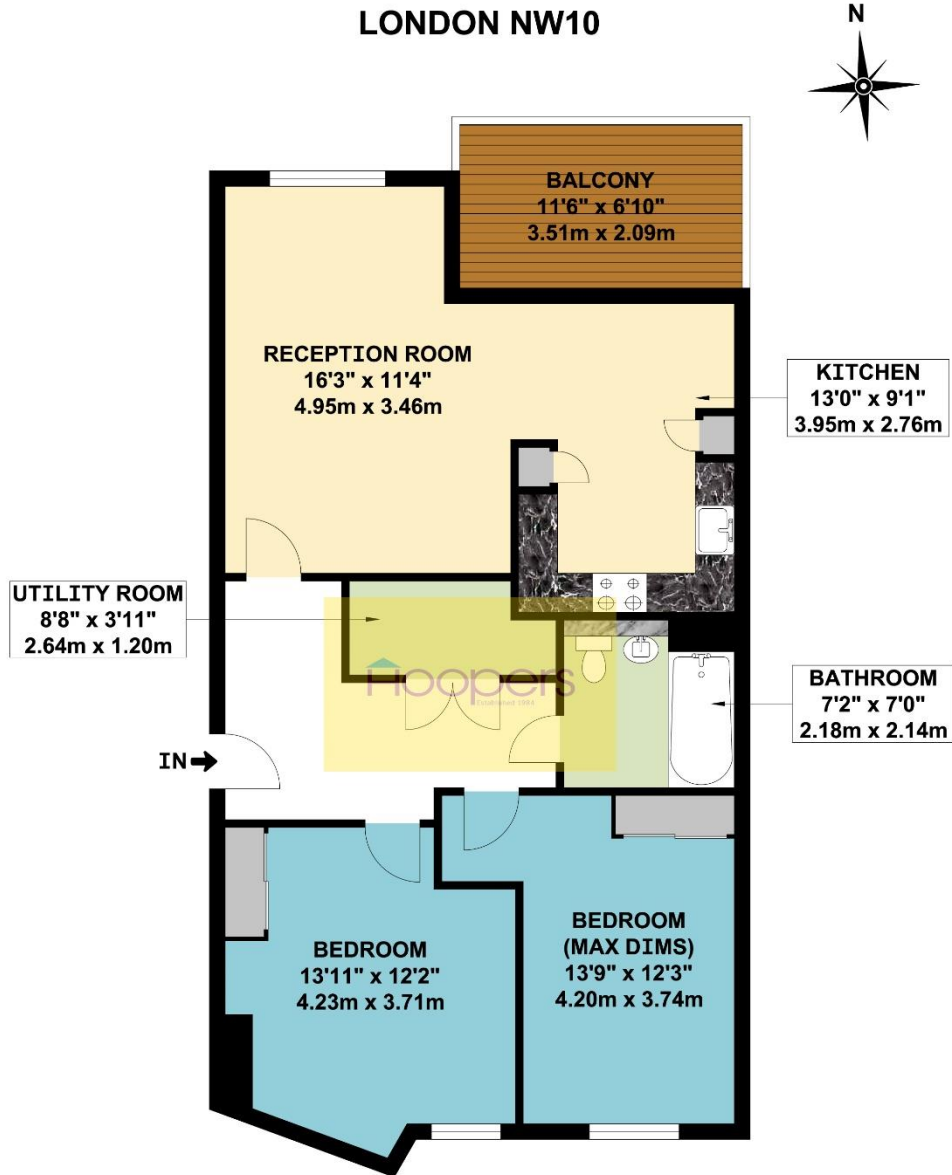
PRICE: £380,000 LEASEHOLD

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.

SHREWSBURY ROAD, LONDON. NW10 8GD (Continued)



SHREWSBURY ROAD, LONDON. NW10 8GD (Continued)**SHREWSBURY ROAD
LONDON NW10****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 781.99 SQ. FT / 72.65 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 863.15 SQ. FT / 80.19 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".