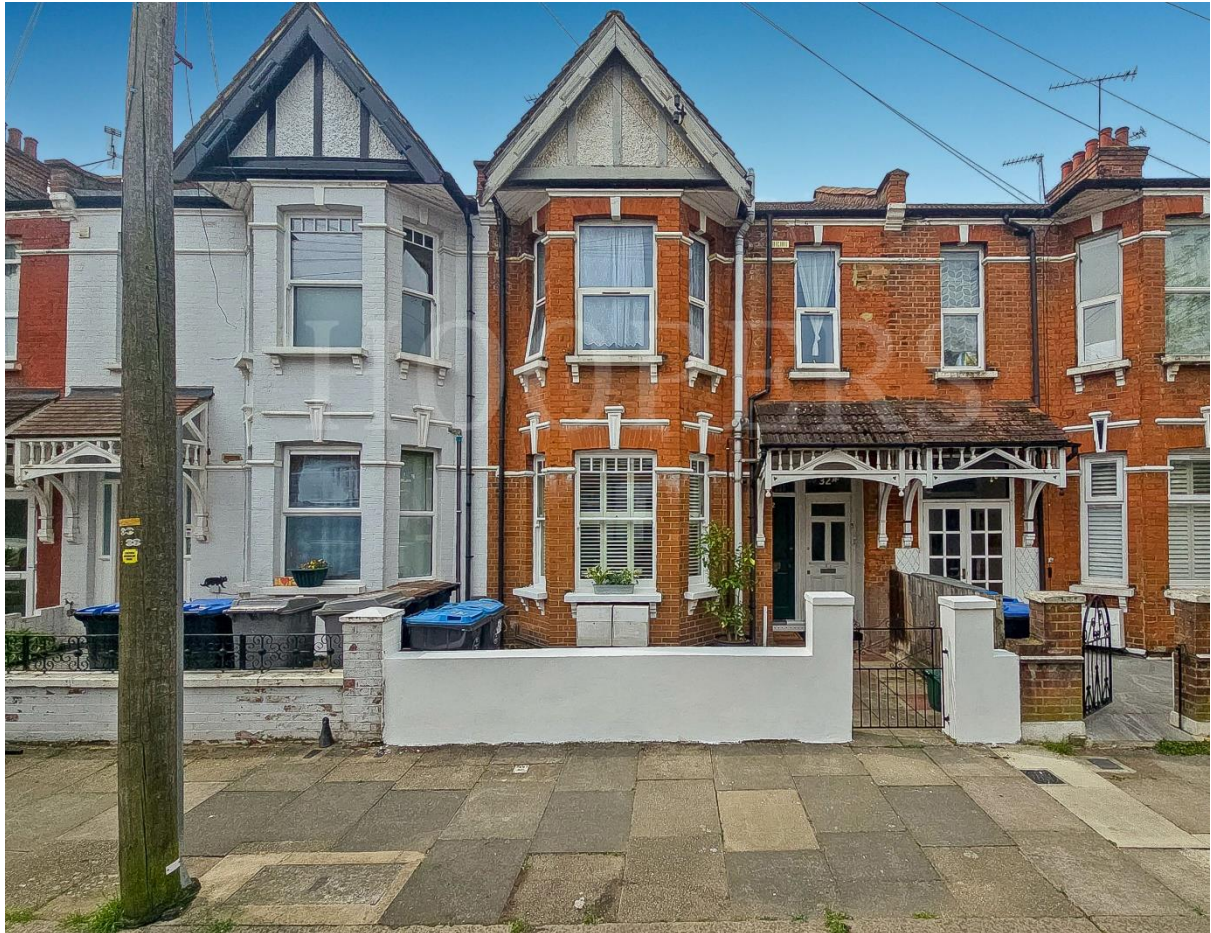


**NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR**



EPC Rating: C

We are pleased to be able to bring to the market this well presented ground floor three bedroom purpose built period maisonette which is situated in the heart of Cricklewood off Temple Road and being within a quarter of a mile approximately of the many bus services and shops at Cricklewood. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Three bedrooms
- Spacious open plan lounge/kitchen
- Sole use of own rear garden
- Share of freehold
- Chain free sale
- Gross internal floor area of 775 sq ft (72 sq m) approximately
- Popular residential location
- The nearest Stations are Cricklewood (overground trains) or Willesden Green (Zone 2 Jubilee Line trains)
- Brent Cross shopping complex is approximately 3 miles radius

**PRICE: ..... £499,000..... SHARE OF FREEHOLD**

**NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge:** 12'6" x 11'4" (3.80m x 3.45m). Double glazed window to side wall. Downlights to ceiling. Wood flooring. Built-in cupboard. Open plan with:

**Kitchen:** 9'1" x 8'0" (2.76m x 2.43m). Built-in wall cupboards and matching base cabinets with work surfaces above. Ceramic tiled flooring. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Integrated dishwasher. Plumbing for washing machine with drawers above. Wall mounted boiler. Double glazed French doors to rear garden.

**Shower Room/WC:** 5'9" x 5'0" Walk-in open shower. Low level WC. Wash hand basin. Downlights to ceiling. Fully tiled flooring and walls.

**Bedroom 1 (front):** 14'5" x 11'9" (4.40m x 3.58m). Built-in shelving and cupboards to chimney breast recesses. Double glazed sash windows with window blinds. Wood flooring.

**Bedroom 2 (middle):** 12'1" x 11'9" (3.68m x 3.58m). Wood flooring. Double glazed window.

**Bedroom 3 (rear):** 9'0 x 8'1" (2.74m x 2.47m). Wood flooring. Double glazed window. Downlights to ceiling.

**External Features:** Front and rear gardens, the rear garden being 36ft (11.0m) in length approximately.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£499,000</u></b>	<b><u>SHARE OF FREEHOLD</u></b>
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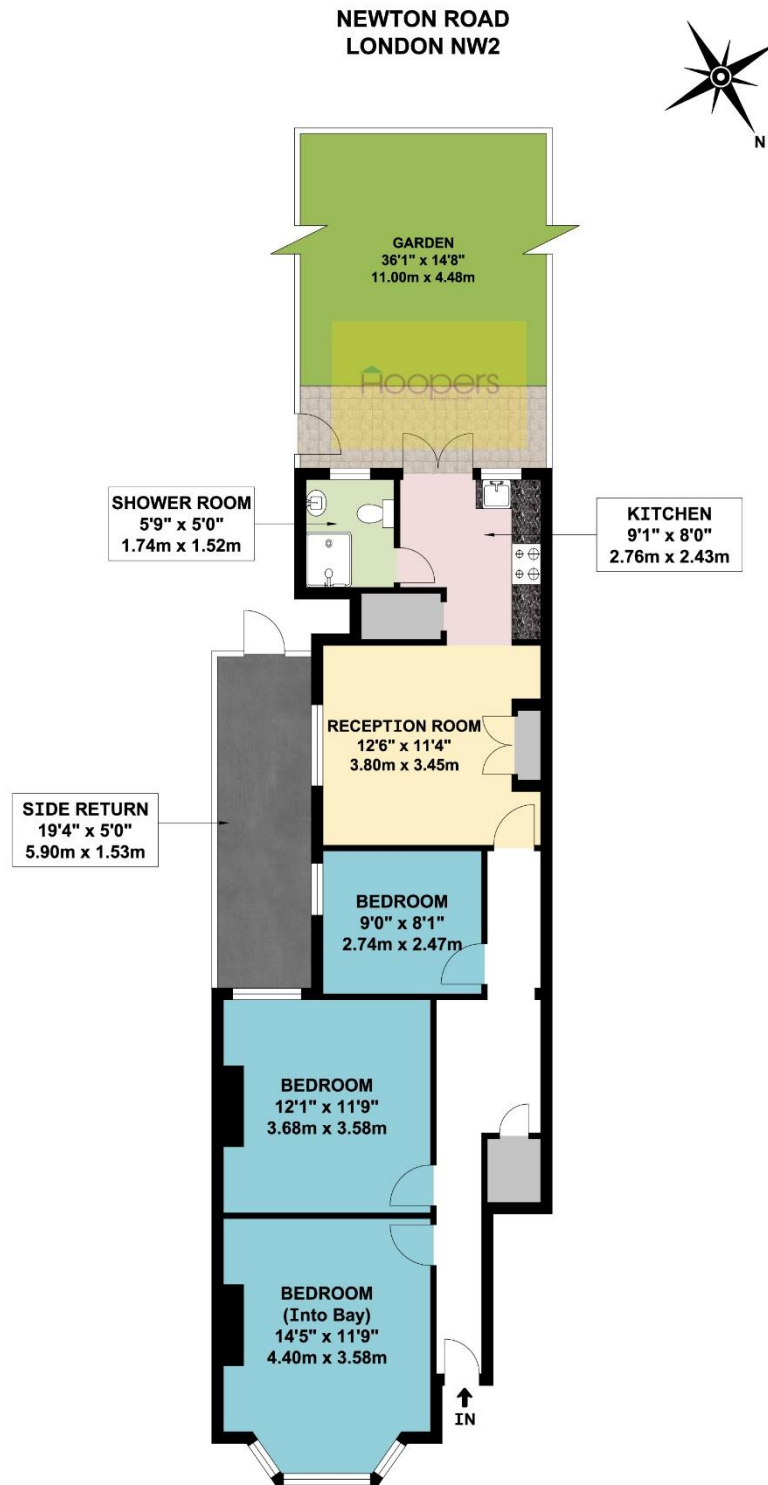
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.



**NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR (CONTINUED)**

**NEWTON ROAD, CRICKLEWOOD, LONDON, NW2 6PR (CONTINUED)**



**GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 775.00 SQ. FT / 72.00 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".