

OLDFIELD ROAD, LONDON, NW10



EPC Rating:

A wonderful, well-presented and fully refurbished 2 double bedroom first floor flat in this popular residential road parallel to Roundwood Road and offered for sale chain free

- Gas central heating
- Double glazed windows
- Two good sized bedrooms
- Loft demised to the flat
- Gross internal floor area of 646 sq ft (60 sq m) approximately
- Kitchen
- The property is located within a few hundred yards of Roundwood Park and local shopping and transport facilities
- Chain free sale

PRICE: £450,000.....SHARE OF FREEHOLD

OLDFIELD ROAD, LONDON, NW10 (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge (front): 16'6" x 13'7" (5.02m x 4.13m). Double glazed bay window.

Bedroom 1 (middle): 11'0" x 10'9" (3.35m x 3.28m). Double glazed window.

Bedroom 2 (rear): 11'11" x 10'0" (3.62m x 3.05m). Double glazed window.

Kitchen: 8'0" x 6'8" (2.43m x 2.02m). Fitted with a range of wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above and oven below. Washing machine. Wall mounted gas boiler.

Bathroom/WC: 6'9" x 4'11" (2.07m x 1.50m). Three-piece suite of panelled bath with mixer tap and shower over bath. Wash hand basin. Low level WC. Ceramic tiling to walls. Double glazed window. Heated towel rail.

Lease: 125 years from 25 December 2000, thus having approximately 101 years remaining.

PRICE: £450,000 SHARE OF FREEHOLD

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.

OLDFIELD ROAD, LONDON, NW10 (CONTINUED)



OLDFIELD ROAD, LONDON, NW10 9UE (CONTINUED)**OLDFIELD ROAD
LONDON NW10****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 645.83 SQ. FT / 60.00 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".