

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB



EPC Rating: D

We are delighted to be able to offer for sale this purpose built three bedroom first floor maisonette.

The property is situated in the heart of Cricklewood with local bus services and shops at Cricklewood Broadway being within half a mile radius maximum. Benefits include:-

- Own front door to street
- Three bedrooms
- Gas central heating
- Double glazed windows
- Own rear garden
- Lease of 101 years approximately remaining
- The nearest Stations are Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line trains) both are within ½ to a mile maximum radius
- Brent Cross shopping complex is approximately 3 miles
- Gross internal floor area of 882 sq ft (82 sq m) approximately

PRICE:£499,950.....LEASEHOLD

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Built-in cupboard. Wood flooring.

Lounge (front): 14'6" x 11'7" (4.42m x 3.52m). Wood flooring. Double glazed bay window.

Bedroom 1: 12'0" x 12'0" (3.66m x 3.64m). Double glazed bay window.

Bedroom 2: 9'7" x 8'1" (2.91m x 2.46m). Double glazed window.

Bedroom 3 (front): 9'11" x 6'4" (3.02m x 1.92m). Wood flooring. Double glazed window.

Bathroom/WC: 7'6" x 6'8" (2.28m x 2.03m). Ceramic tiled flooring. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Cupboard with hot water tank. Panelled bath with shower screen and mixer tap with shower above. Fully ceramic tiled walls. Double glazed window.

Kitchen: 11'1" x 10'4" (3.37m x 3.15m). Tiled flooring. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Stainless steel fitted extractor hood. Part tiled walls. Fitted matching wall cupboards and base cabinets with work surfaces above. Double glazed door to:-

Balcony: 10'3" x 3'1" (3.12m x 0.95m). Accessed by an external rear staircase.

External Features: Own rear garden measuring some 62' mainly lawn.

Lease: 125 years from 15 November 1999, therefore 100 years remaining approximately.

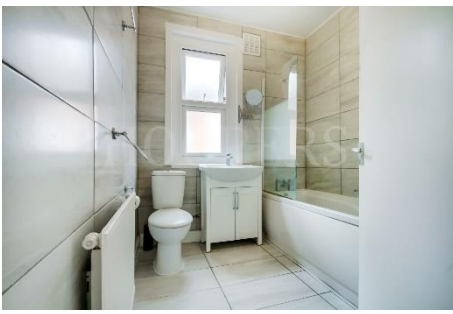
Ground Rent: £10 p.a.

PRICE: £499,950 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.

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)



MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TB (CONTINUED)**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 881.99 SQ. FT / 81.94 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 914.07 SQ. FT / 84.92 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".