

AMBLESIDE ROAD, LONDON, NW10 3UH



EPC Rating: D

A two bedroom ground floor flat being one of four in a purpose built development constructed circa 1900.

This property is well located within a few hundred yards of Roundwood Park recreational facilities and local bus services and shops at Church Road. Benefits include;-

- Gas central heating
- Double glazed windows
- Own rear garden
- Chain free sale
- Gross internal floor area of 671 sq ft (62 sq m) approximately

PRICE:£415,000.....LEASEHOLD

AMBLESIDE ROAD, LONDON, NW10 3UH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 13'3" x 12'8" (4.03m x 3.85m). Double glazed bay window. Wood flooring. Ceiling mouldings.

Bedroom 1: 12'7" x 11'9" (3.84m x 3.57m). Wood flooring. Built-in wardrobes. Double glazed window.

Bedroom 2: 8'9" x 7'8" (2.67m x 2.33m). Wood flooring. Double glazed window.

Kitchen/Diner: 11'2" x 9'1" (3.40m x 2.77m). Built in electric hob with oven below and extractor hood above hob. Single drainer sink unit with mixer tap. Fitted wall and matching base cabinets with work surfaces above and tiled surrounds. Double glazed door to garden. Cupboard with gas boiler.

Bathroom/WC: 7'8" x 7'1" (2.33m x 2.16m). Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Double glazed window.

External features: Own rear garden.

Lease: 125 years from 20 July 1987 thus having approximately 89 years remaining.

Service Charge: £245.00 p.a. approximately.

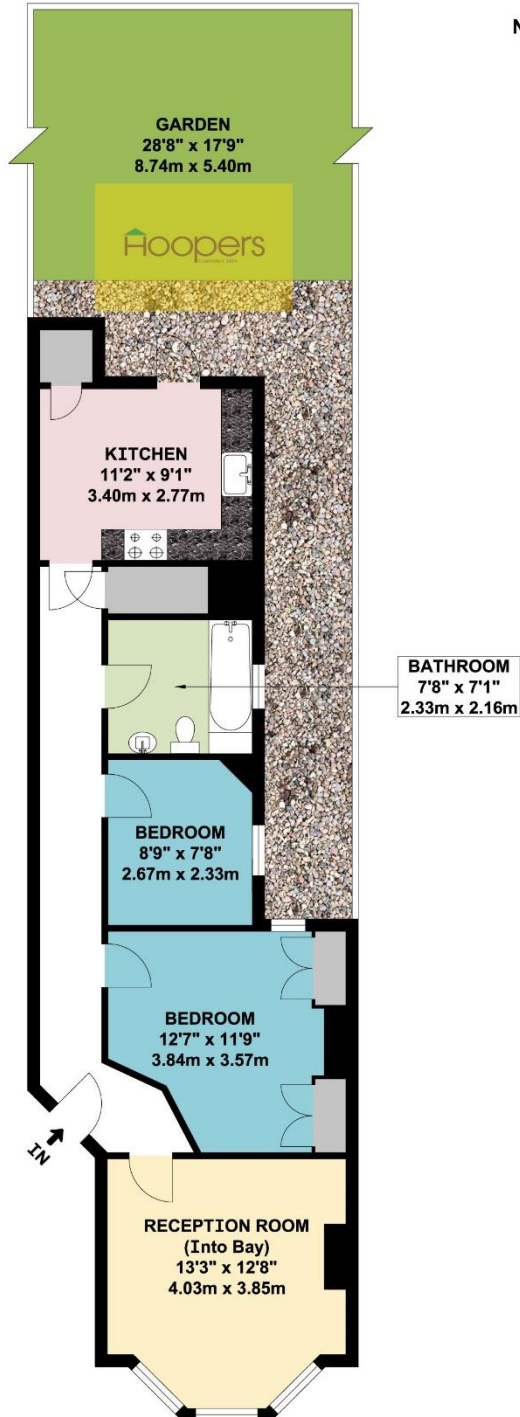
PRICE: £415,000 LEASEHOLD

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.

AMBLESIDE ROAD, LONDON, NW10 3UH (CONTINUED)



AMBLESIDE ROAD, LONDON, NW10 3UH (CONTINUED)**AMBLESIDE ROAD
LONDON NW10****GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 670.59 SQ. FT / 62.30 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".