

NORTH CIRCULAR ROAD, LONDON, NW10 0PH



EPC Rating: D

We are delighted to bring to the market this fabulous two bedroom ground floor purpose built maisonette which is situated close to the junction with Garden Way on the north carriageway and therefore the property is situated within a few hundred yards of IKEA furniture store, Neasden Swaminarayan Temple and the large Brent Park Tesco hypermarket.

This property must be seen to appreciate the condition of the property and the many improvements that the sellers have carried out. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front and rear gardens
- Own front door to street
- Two good sized bedrooms
- Fitted kitchen
- Modern bathroom
- Lease of 120 years approximately remaining
- Gross internal floor area of 558 sq ft (52 sq m) approximately
- The nearest Station is Stonebridge Park (Bakerloo Line)

PRICE:£350,000.....LEASEHOLD

NORTH CIRCULAR ROAD, LONDON, NW10 0PH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Lounge: 14'5" x 11'0" (4.40m x 3.32m). Wood laminate flooring. Double and secondary glazed windows. Feature electric fire. Built-in illuminated display cabinets and shelves to chimney breast recesses. Understairs cupboard.

Bedroom 1 (front): 12'0" x 10'0" (3.62m x 3.01m). Double and secondary glazed windows.

Bedroom 2 (rear): 10'0" x 9'10" (3.01m x 3.00m). Double glazed window.

Kitchen: 9'10" x 6'4" (3.00m x 1.94m). Fitted with a ceramic hob with oven below and extractor hood above hob. Plumbed for washing machine. Laminate flooring. Partly tiled walls. Single drainer sink unit with mixer tap. Fitted matching wall cabinets and base cabinets with work surfaces above. Door to garden.

Bathroom: 6'5" x 4'6" (1.96m x 1.36m). Panelled bath with mixer tap and hand shower above. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Fully ceramic tiled walls. Wood laminate flooring.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden being mainly paved with shrub borders and large garden shed.

Lease: 125 years from 24 June 2019 thus having approximately 120 years remaining.

Ground Rent: £10.00

Service Charge: £313.78 (including insurance)

Council Tax Band: B

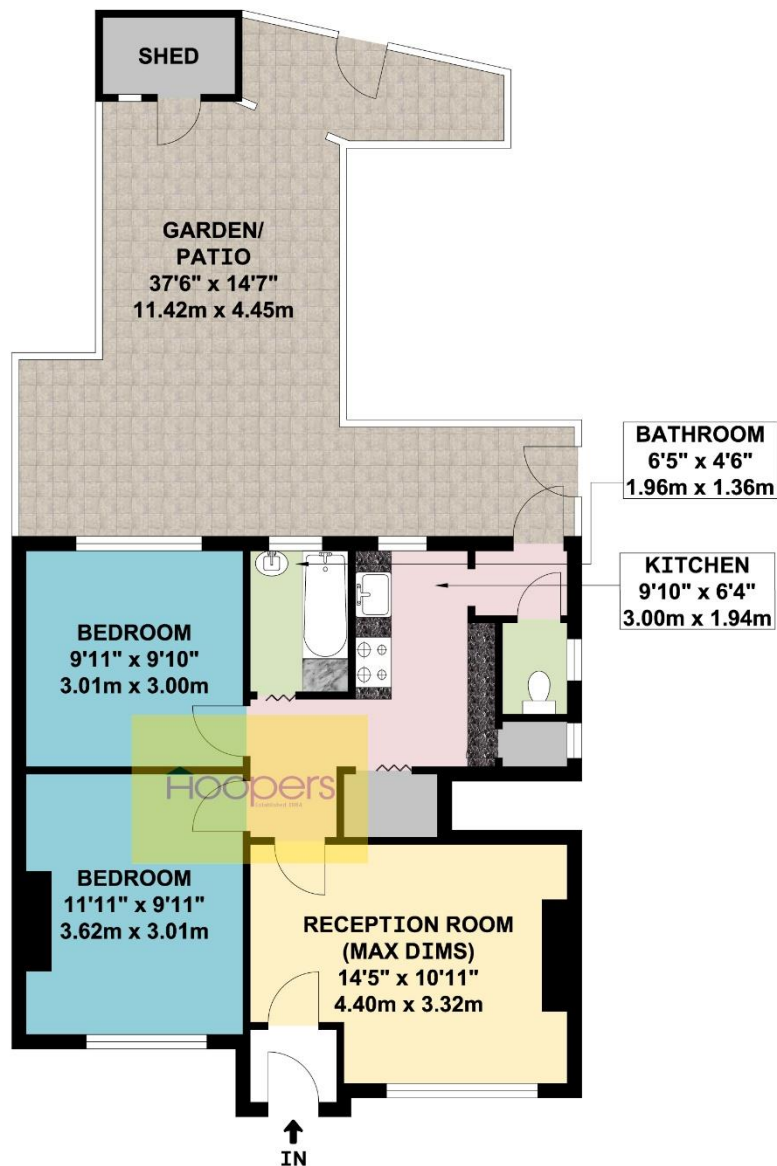
PRICE: £350,000 LEASEHOLD

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.

NORTH CIRCULAR ROAD, LONDON, NW10 0PH (CONTINUED)



NORTH CIRCULAR ROAD, LONDON, NW10 0PH (CONTINUED)**NORTH CIRCULAR ROAD
LONDON NW10****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 557.78 SQ. FT / 51.82 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".