

JOHN BARKER COURT, BRONDESBURY PARK, NW6 7BW



EPC Rating:

A second (top) floor one bedroom flat situated in this prime location and offered with vacant possession.

This particular flat although needing some work is ideally suited for first time buyers, DIY enthusiasts or potentially buy-to-let purposes.

Benefits include:-

- Gas central heating.
- Double glazed windows.
- Own balcony
- Fitted kitchen
- Gross internal floor area of 730 sq ft (68 sq m) approximately
- Communal entry phone system
- The property is conveniently located for Willesden Lane multiple shops and bus services.
- The nearest station is Brondesbury Park (overground)
- Vacant possession

PRICE:..... £375,000.....LEASEHOLD

JOHN BARKER COURT, BRONDESBURY PARK, NW6 7BW (Continued)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Entryphone system.

Lounge: 17'2" x 9'7" (5.22m x 2.93m). Double glazed side and rear aspect windows. Door to exclusive balcony. Door to kitchen.

Kitchen: 12'0" x 6'0" (3.67m x 1.83m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Electric hob with oven below and extractor hood above hob.. Pantry/walk in cupboard. Part tiled walls and tiled flooring.

Bedroom: 14'8" x 9'1" (4.46m x 2.77m). Double glazed front aspect window.

Wet Room/WC: 6'5" x 5'5" (1.95m x 1.65m). Frosted double glazed side aspect window. Electric shower with shower curtain and rail. Wash hand basin. Low level WC. Medicine cabinet. Fully tiled walls.

External Features: Parking facilities. Communal gardens.

Lease: 125 years from 12 December 1988 thus having approximately 88 years remaining.

Service Charge: TBC

Ground Rent: TBC

Council Tax: Band C.

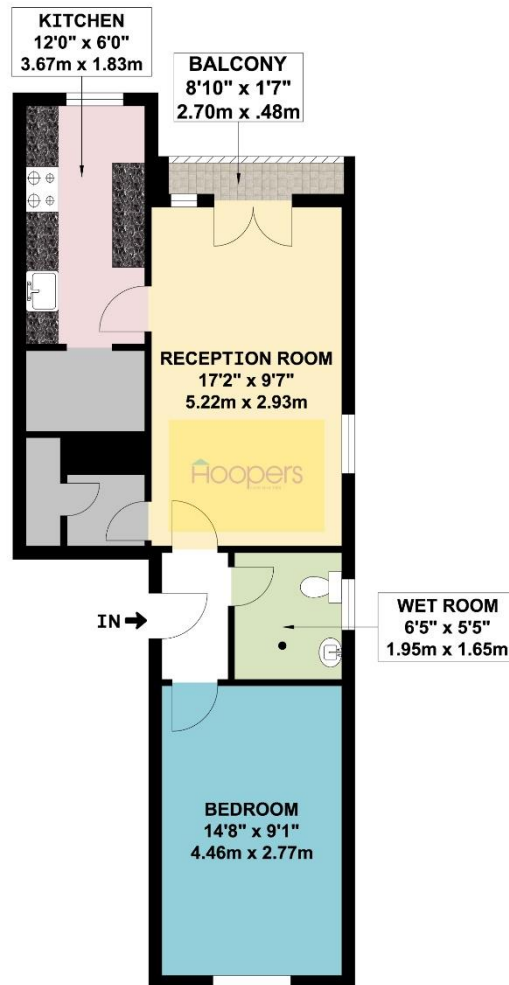
PRICE: £375,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS 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.

JOHN BARKER COURT, BRONDESBUY PARK, NW6 7BW (Continued)



JOHN BARKER COURT, BRONDESBURY PARK, NW6 7BW (Continued)**JOHN BARKER COURT, BRONDESBURY PARK
LONDON NW6****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 500.84 SQ. FT / 46.53 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 514.73 SQ. FT / 47.82 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".