

MASCOTTS CLOSE, LONDON, NW2 6NS



EPC Rating: C

We are pleased to bring to the market an end of terrace house constructed circa 1975 which has been converted into 2 x 1 bedroom apartments and the property offers the opportunity for first time buyers to buy a reasonably priced apartment as the seller is willing to sell both flats separately to individual buyers. Alternatively this would be a good residential investment to buy two flats in the same house both with their own entrance.

Mascotts Close is situated in a residential estate of similar type properties originally constructed by the London Borough of Brent and being situated just off Gladstone Park Gardens and therefore within easy reach of local bus services and shops at the Edgware Road with Brent Cross shopping complex being approximately 2 miles. The recently opened Brent Cross West Station (with overground trains into Kings Cross in approximately 15 minutes) is approximately 10-15 minutes walk. The property benefits:-

- Double glazed windows
- Gas central heating
- Own front door to street
- Own rear garden
- Chain free sale
- The nearest Station is Brent Cross West.

PRICE:£275,000 each flat.....FREEHOLD

MASCOTTS CLOSE, LONDON, NW2 6NS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor Flat:

Lounge (rear): 11'10" x 9'1" (3.60m x 2.78m). Built-in cupboard. Double glazed window.

Bedroom (front): 11'7" x 9'5" (3.53m x 2.87m). Walk-in wardrobe 8'0" x 5'6" (2.43m x 1.68m). Double glazed window.

Kitchen: 9'6" x 8'10" (2.89m x 2.70m).

Shower Room/WC: 6'3" x 5'5" (1.91m x 1.64m). With shower cubicle, wash hand basin and low level WC.

External Features: Own rear garden.

First Floor Flat:

Lounge: 12'2" x 9'7" (3.71m x 2.91m). Double glazed window.

Bedroom: 12'6" x 9'7" (3.82m x 2.91m). Double glazed window. Built-in wardrobe.

Kitchen: 9'5" x 5'7" (2.87m x 1.70m).

Shower Room/WC: 7'2" x 3'9" (2.18m x 1.15m). Shower cubicle, wash hand basin and low level WC.

Landing: Built-in cupboard.

External features: Patio garden.

Leases: New leases of 125 years will be granted on each flat or the property can be bought freehold.

PRICE: £275,000 each flat 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.

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LONDON NW2



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 391.05 SQ. FT / 36.33 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".

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LONDON NW2



FIRST FLOOR FLAT

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 452.40 SQ. FT / 42.03 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".