

OAKLANDS ROAD, CRICKLEWOOD, LONDON, NW2 6DJ



EPC Rating: D

We are pleased to be able to offer for sale this unusual end terrace post war built three floor corner property which offers ideal accommodation for a home owner or would be a good buy-to-let investment.

Benefits include:

- Gas central heating
- Double glazed windows
- Four bedrooms
- Two bathrooms
- Gross internal floor area of 1,001 sq ft (93 sq m) approximately
- The property is located within a few hundred yards of Cricklewood Broadway multiple shopping and bus services.
- The nearest station is Cricklewood (overground trains)

PRICE:£650,000.....FREEHOLD

OAKLANDS ROAD, LONDON, NW2 6DJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring. Understairs cupboard.

Lounge (front): 13'5" x 13'4" (4.08m x 4.06m). Double glazed bay window. Wood laminate flooring.

Kitchen: 13'5" x 12'1" (4.08m x 3.69m). Fitted with a range of built-in wall cupboards and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Downlights to ceiling. Built-in gas hob with oven below. Wall mounted gas boiler. Double glazed door to garden. Integrated fridge and freezer.

First Floor:

Bedroom 1 (front): 13'5" x 10'7" (4.08m x 3.23m). Wood laminate flooring. Double glazed window.

Bedroom 2 (rear): 13'5" x 7'8" (4.08m x 2.33m). Wood laminate flooring. Double glazed window.

Bathroom/WC: 6'3" x 4'7" (1.91m x 1.40m). With white three piece suite of panelled bath, wash hand basin and low level WC. Fully ceramic tiled walls.

Second Floor:

Bedroom 3 (front): 8'6" x 7'10" (2.60m x 2.40m). Wood laminate flooring. Velux window.

Bedroom 4 (rear): 13'5" x 9'0" (4.08m x 2.75m). Double glazed dormer window. Built-in cupboard.

Bathroom/WC: 10'10" x 4'4" (3.30m x 1.32m). With white three piece suite of panelled bath, wash hand basin and low level WC. Fully tiled walls.

External features: Own rear garden.

PRICE: £650,000 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.

OAKLANDS ROAD, LONDON, NW2 6DJ (CONTINUED)



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**OAKLANDS ROAD
LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1420.83 SQ. FT / 132.00 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".