

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS



EPC Rating: C

A ground floor one bedroom flat and situated in a modern development constructed circa 1988 by Costain Homes

The property represents an ideal first time buyer opportunity or a rental investment.

- Gas central heating
- Reserved residents parking space
- Gross internal floor area of 441 sq ft (41 sq m) approximately
- The property is located within a few yards of local schools and bus services at Crest Road
- The nearest station is Neasden (Jubilee Line)

PRICE:£230,000.....LEASEHOLD

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring. Entry phone system.

Lounge: 15'3" x 10'7" (4.66m x 3.22m). Wood laminate flooring. Rear aspect window. Door to communal garden. Door to kitchen:

Kitchen: 9'6" x 5'11" (2.90m x 1.80m). Single drainer sink unit with mixer tap. Wall and base cupboards. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Built-in cupboard housing space for fridge/freezer. Part tiled walls and tiled flooring.

Bedroom (front): 13'0" x 9'6" (3.97m x 2.89m). Front aspect window. Fitted mirror fronted wardrobe.

Bathroom/WC: 6'4" x 5'11" (1.93m x 1.80m). Side aspect window. Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Fully tiled floor and walls.

External features: Residents parking. Communal gardens.

Lease: 99 years from 25 March 1988 thus having approximately 63 years remaining.

Ground Rent: TBC

Service Charge: TBC

Council Tax: Band C.

PRICE: £230,000 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.

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS (CONTINUED)



SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS (CONTINUED)**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 441.32 SQ. FT / 41.00 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".