

## **CEDAR ROAD, LONDON, CRICKLEWOOD, NW2 6SR**



EPC Rating: D

We are delighted to bring to the market this ground floor two bedroom garden flat which must be seen internally to appreciate the size and condition of the property and the flat benefits sole use of the rear garden.

The property is situated in a fabulous end of terrace halls adjoining property and would therefore be ideal for musicians, etc., as only the entrance halls share a party wall at ground floor level. The property has a fabulous lounge/kitchen to rear with patio doors to the secluded rear garden. Benefits include:-

- Gas central heating
- Double glazed windows
- 2 double bedrooms
- Spacious lounge/kitchen to rear
- Bathroom with underfloor heating
- Gross internal floor area of 691 sq ft (64 sq m) approximately
- Period property
- The property is located within a few hundred yards local shops and bus services at Cricklewood Broadway with the nearest Stations being Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line trains).

**PRICE: .....£550,000.....LEASEHOLD**

**CEDAR ROAD, LONDON, CRICKLEWOOD, NW2 6SR (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard and additional shoe cupboard.

**Lounge/ Kitchen (rear):** 20'4" x 11'10" (6.20m x 3.61m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz worktops above and tiled surrounds. Integrated appliances including washing machine, dishwasher, fridge/freezer, double oven with microwave above and ceramic hob. Centre island unit with storage cupboards below and quartz worktop. Sink unit. Tiled flooring. Double glazed door to side entrance and additional double glazed patio doors to rear garden.

**Bedroom 1 (front):** 15'0" x 13'0" (4.54m x 3.93m). Double glazed bay window. Wall lights. Ceiling mouldings.

**Bedroom 2 (middle):** 12'0" x 11'3" (3.67m x 3.44m). Built-in wardrobes. Double glazed window. Ceiling mouldings.

**Bathroom/WC:** 8'8" x 6'0" (2.64m x 1.81m). Panelled bath with centre mixer tap and fitted rain shower and hand shower above bath with shower screen. Vanity wash hand basin. Low level WC. Underfloor heating. Heated towel rail. Partly tiled walls.

**External Features:** Sole use of own rear garden.

**Lease:** 189 years from 11 March 1988 thus having approximately 153 years remaining.

**Council Tax:** Band D.

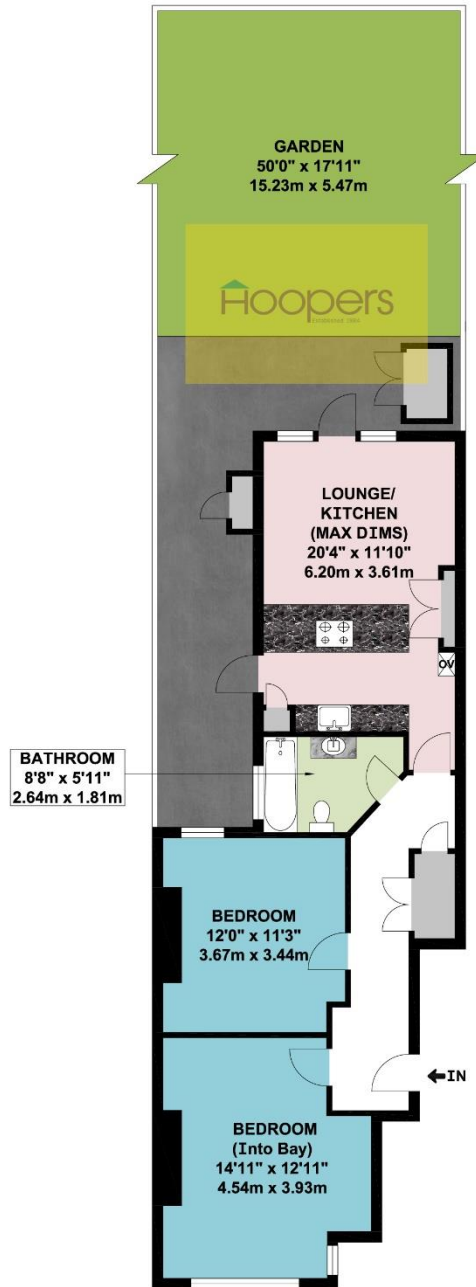
**PRICE:** **£550,000** **LEASEHOLD**

**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.

**CEDAR ROAD, LONDON, CRICKLEWOOD, NW2 6SR (CONTINUED)**



**CEDAR ROAD, LONDON, CRICKLEWOOD, NW2 6SR (CONTINUED)**CEDAR ROAD  
LONDON NW2**GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 691.15 SQ. FT / 64.21 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".