

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



EPC Rating: C

We are delighted to bring to the market this first floor purpose built flat with its own front door to street and benefitting from the following:-

- Off street parking
- Communal gardens
- Ready to move into condition
- Open plan lounge/kitchen
- Lease over 150 years
- Gross internal floor area of 560 sq ft (52 sq m) approximately
- The property is located within a few hundred yards of local bus services and schools at Crest Road with the nearest Stations being Brent Cross West (overground trains) or Dollis Hill (Jubilee Line)
- Brent Cross Shopping complex is approximately 2 miles radius and local shops can be found within a few hundred yards at Crest Road and Coles Green Road

PRICE:£375,000.....LEASEHOLD

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

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected) suitable for storage. Cupboard housing gas boiler.

Lounge/Kitchen: 15'6" x 12'3" (at widest) (4.73m x 3.73m). Large double glazed oriel window. Wood flooring. **Kitchen:** 8'8" x 6'0" (2.63m x 1.83m). Fitted matching wall and base cabinets with work surfaces and tiled surrounds. Single drainer sink unit. Ceramic hob with oven below and extractor hood above hob. Downlights to ceiling.

Bedroom 1 (front): 11'5" x 9'6" (3.48m x 2.90m). Double glazed window. Built-in wardrobes. Wood laminate flooring. Additional large walk-in cupboard.

Bedroom 2 (rear): 9'6" x 6'9" (2.90m x 2.05m). Double glazed window. Built-in wardrobes.

Bathroom/WC: 6'6" x 6'0" (1.98m x 1.83m). Panelled bath with mixer tap and shower attachment and shower screen. Vanity wash hand basin. Low level WC. Partly tiled walls. Ceramic tiled flooring. Downlights to ceiling.

External features: Off street parking to front. Communal gardens to rear.

Lease: 189 years from 21 December 1988 thus having approximately 153 years remaining.

Service Charge: £2,300 per annum.

Council Tax: Band C.

PRICE: £375,000 LEASEHOLD

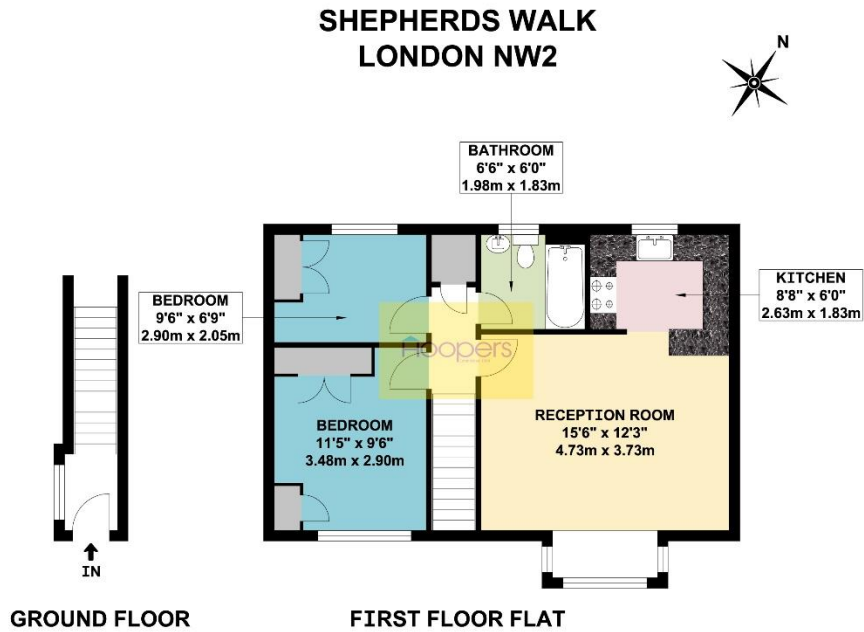
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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)



APPROX. GROSS INTERNAL FLOOR AREA 560.47 SQ. FT / 52.07 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".