

## **NORTH CIRCULAR ROAD, LONDON, NW2 7JX**



EPC Rating: C

Presenting this larger than average first/second floor split level converted flat which provides exceptional living space. The property is situated close to the junction with Brook Road. Benefits include:

- 3/4 bedrooms
- 1/2 receptions
- Lounge open plan with fitted kitchen
- Double glazing
- Gas central heating
- Gross internal floor area of 798 sq ft (74 sq m) approximately
- Off street parking to front for 1 vehicle
- Brent Cross Shopping centre is approximately 2 miles radius.
- Brent Cross West Station is approximately 1 mile maximum radius.
- Junction 1 of the M1 motorway is approximately 1 mile

**PRICE: ..... £395,000.....SHARE OF FREEHOLD**

**NEASDEN LANE NORTH, LONDON, NW2 7JX (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Lounge open plan with Kitchen:** 17'11" x 11'3" (5.47m x 3.44m). **Lounge Area:** Double glazed window. Wood flooring. **Kitchen Area:** Double glazed front aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Part tiled walls and tiled flooring.

**Reception/Bedroom 1:** 13'5" x 11'8" (4.10m x 3.56m). Double glazed rear aspect window.

**Bathroom/WC:** 7'9" x 6'1" (2.37m x 1.86m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Vanity wash hand basin with cupboards below. Low level WC. Plumbing for washing machine. Part tiled walls and tiled flooring. Heated towel rail.

**Second Floor (loft conversion):**

**Bedroom 2 (front):** 14'6" x 7'5" (4.43m x 2.27m). Two roof windows. Eaves storage space.

**Bedroom 3 (rear):** 11'2" x 10'7" (3.41m x 3.22m). Double glazed window set in dormer to rear.

**Bedroom 4 (rear):** 8'2" x 5'6" (2.48m x 1.67m). Double glazed window set in dormer to rear.

**External Features:** Off street parking for 1 vehicle.

**Lease:** 999 years from 25 December 2015 thus having approximately 990 years remaining.

**Share of Freehold**

**PRICE: £395,000 SHARE OF FREEHOLD**

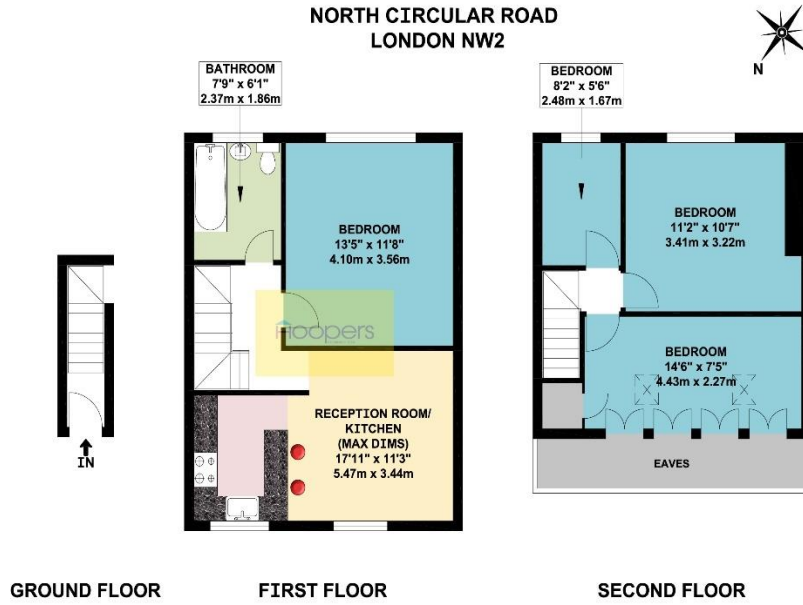
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**NEASDEN LANE NORTH, LONDON, NW2 7JX (CONTINUED)**



**NEASDEN LANE NORTH, LONDON, NW2 7JX (CONTINUED)**



**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 798.14 SQ. FT / 74.15 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.  
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