

KATRINE COURT, SHOBROKE CLOSE, LONDON NW2 6YU



EPC Rating: C

We are pleased to be able to offer for sale this one bedroom first floor flat situated in a modern residential development just off Gladstone Park Gardens. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Residents parking with allocated space
- Gross internal floor area of 470 sq ft (44 sq m) approximately
- Security entry phone system to communal door
- The property is located within a few hundred yards of local bus services and shops at the Edgware Road
- The nearest Station is Brent Cross West (overground trains into Kings Cross in approximately 15 minutes)
- Communal lawns

PRICE:£280,000.....LEASEHOLD

KATRINE COURT, SHOBROKE CLOSE, LONDON NW2 6YU (CONTINUED)

The accommodation comprises:

First Floor:

Entrance Hall: Built in cupboards.

Lounge: 15'5" x 9'9" (4.70m x 2.96m). Wood flooring. Double glazed window. Open plan with:-

Kitchen: 7'7" x 7'4" (2.32m x 2.24m). Single drainer stainless steel sink unit with mixer tap. Wall mounted gas central heating and hot water boiler. Fitted matching wall and base cabinets with work surfaces above and tiled surrounds. Plumbing for washing machine. Built-in gas hob with electric oven below and extractor hood above hob.

Bedroom: 12'10" x 9'9" (3.91m x 2.98m). Wood flooring. Built-in wardrobes.

Bathroom/WC: 6'8" x 6'1" (2.03m x 1.85m). Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Ceramic tiling to floor and part tiled walls

Lease: 189 years from 1st January 1995, thus having approximately 160 years remaining.

PRICE

£280,000

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.

KATRINE COURT, SHOBROKE CLOSE, LONDON NW2 6YU (CONTINUED)



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LONDON NW2**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 470.49 SQ. FT / 43.71 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".