

VINCENT GARDENS, LONDON, NW2 7RJ



EPC Rating: C

We are delighted to bring to the market this beautifully presented first floor purpose built maisonette and situated in this desirable residential Crescent between Tanfield Avenue and Randall Avenue

This mock Tudor maisonette offers ready to move into ideal first time buyer accommodation and viewing is highly recommended to appreciate the internal condition of the property and the benefits on offer including:-

- Double glazed windows
- Gas central heating
- Exclusive south facing roof terrace with views over London
- Own rear garden
- Own front door to street
- Gross internal floor area of 598 sq ft (56 sq m) approximately
- Lease over 900 years
- Exclusive driveway providing off street parking for two vehicles
- Fitted kitchen
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park
- Brent Cross Shopping complex is approximately 2 miles
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

PRICE:Offers in the region of £475,000.....LEASEHOLD

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected)

Lounge: 13'10" x 12'4" (4.22m x 3.76m). Feature fireplace with electric fire. Wood flooring. Double glazed window with southerly aspect. Door to:

Kitchen: 9'11" x 9'9" (3.02m x 2.98m). Ceramic tiled flooring. Built-in cupboard with gas boiler. Built-in gas hob with oven below and extractor hood above hob all in stainless steel. Fitted white gloss wall cabinets and matching base cabinets with work surfaces above. Partly tiled walls. Plumbed for washing machine and dishwasher. Double glazed windows and door to roof terrace.

Bedroom 1 (front): 14'3" x 12'4" (4.35m x 3.76m). Double glazed bay window. Wood flooring. Built-in mirror fronted wardrobes.

Bedroom 2 (front): 7'1" x 6'8" (2.15m x 2.03m). Double glazed oriel window.

Bathroom/WC: 7'1" x 6'4" (2.15m x 1.93m). Three piece suite of panelled bath with mixer tap and hand shower. Low level WC. Wash hand basin with cupboard below. Double glazed window. Ceramic tiling to floor and walls. Heated towel rail.

External features: Off street parking to front for two vehicles via block paved driveway. Exclusive south facing roof terrace with views over London and staircase down to block paved south facing rear garden.

Lease: 999 years from 25 December 1951, therefore 926 years remaining.

PRICE: Offers in the region of £475,000 LEASEHOLD

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

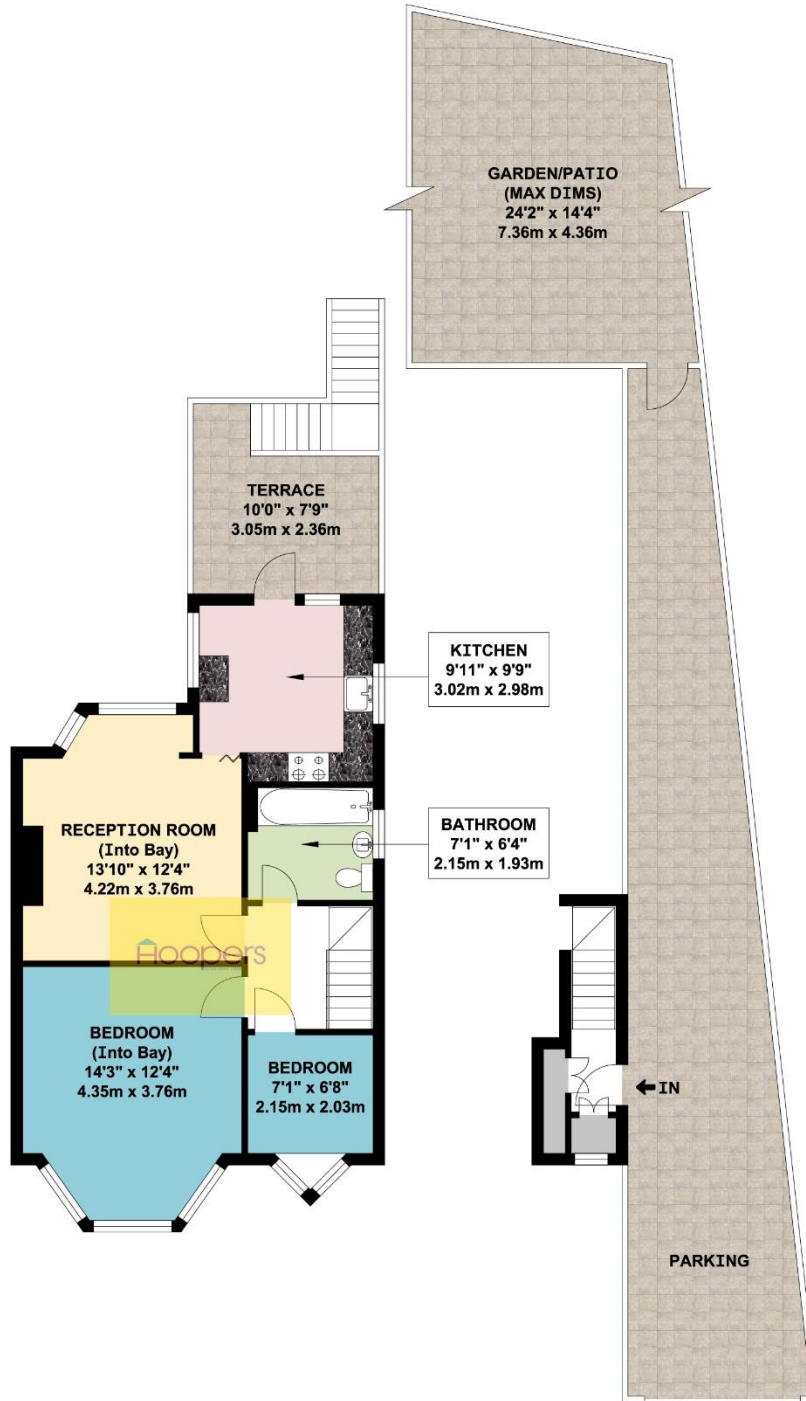
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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LONDON NW2**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 575.11 SQ. FT / 53.43 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".

