

**GLOUCESTER CLOSE, LONDON, NW10 8EG**



EPC Rating:

A spacious ex-local authority twin bedroom second (top) floor flat set in a purpose built block. The property is in need of extensive refurbishment and modernisation. The property is situated off Brentfield Road with buses, schools and Neasden Temple all within walking distance with the nearest station being Harlesden (Bakerloo & overground lines). The property is offered with vacant possession.

- Second (top) floor flat.
- Two bedrooms
- Reception room
- Double glazing
- Bathroom/WC
- In need of modernisation/work
- Chain free sale
- Own private balcony
- Communal gardens
- Local bus services and schools are within a few hundred yards at Brentfield Road
- Gross internal floor area of 558 sq ft (53 sq m) approximately.

**PRICE: .....£299,950.....LEASEHOLD**

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The accommodation is arranged as follows:

Communal front door, stairs to all floors.

**Second Floor:**

**Entrance Hall:** Electric heater. Picture rail.

**Lounge:** 14'5" x 11'1" (4.40m x 3.37m). Double glazed bay window. Picture rail.

**Kitchen:** 8'5" x 7'7" (2.56m x 2.30m). Double glazed rear aspect window. Single drainer sink unit with cupboard below. Fitted wall and base units with work surfaces. Gas cooker point. Hot water cylinder. Part tiled walls. Wood flooring. Double glazed door to balcony.

**Bedroom 1:** 14'0" x 11'0" (4.26m x 3.36m). Double glazed bay window. Tiled character fireplace with fitted gas fire.

**Bedroom 2:** 10'11" x 7'10" (3.34m x 2.40m). Double glazed rear aspect window. Picture rail.

**Bathroom/WC:** 7'7" x 5'5" (2.32m x 1.64m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Part tiled walls and tiled flooring.

**Lease:** 180 years (less 10 days) from 21 August 1956 thus having 113 years remaining approximately.

**Service charge:** Approximately £900 p.a. as advised by the vendor.

**Ground rent:** £0 p.a. (TBC).

**PRICE: £299,950 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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**APPROX. GROSS INTERNAL FLOOR AREA 558.43 SQ. FT / 51.88 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".