

MINSTER ROAD, LONDON, NW2 3SD



EPC Rating: D

We are delighted to be able to bring to the market this spacious three bedroom first floor flat located on the borders of Cricklewood and West Hampstead and offered for sale chain free. The property forms part of a large semi-detached three floor halls adjoining period house and offers spacious accommodation for a first time buyer or potentially the flat would be a good buy-to-let opportunity.

The nearest Station is Kilburn (Jubilee Line trains). Local shops and bus services can be found within a few yards at Cricklewood Broadway. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Security entry phone system to main building
- 3 bedrooms
- Carpeted internal stairways
- Period conversion
- Gross internal floor area of 742 sq ft (69 sq m) approximately
- Located in the borough of Camden

PRICE:£600,000.....LEASEHOLD

MINSTER ROAD, LONDON, NW2 3SD (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Lounge (front): 16'4" x 14'5" (5.0m x 4.4m). Double glazed sash window.

Kitchen: 11'0" x 7'5" (3.4m x 2.3m). Single drainer sink unit. Wall mounted boiler. Plumbing for washing machine. Fitted wall and base cabinets.

Bedroom 1 (rear): 14'1" x 8'6" (4.3m x 2.6m). Double glazed window.

Bedroom 2 (rear): 10'10" x 9'9" (3.3m x 3.0m). Double glazed window.

Bedroom 3 (middle): 11'0" x 7'7" (3.4m x 2.3m). Double glazed window.

Bathroom: 8'9" x 4'10" (2.7m x 1.5m). Two piece suite of panelled bath and wash hand basin.

Separate WC: Low level WC.

Lease: 102 years approximately remaining.

Service Charge: £3,900 p.a.

Ground Rent: £50 p.a.

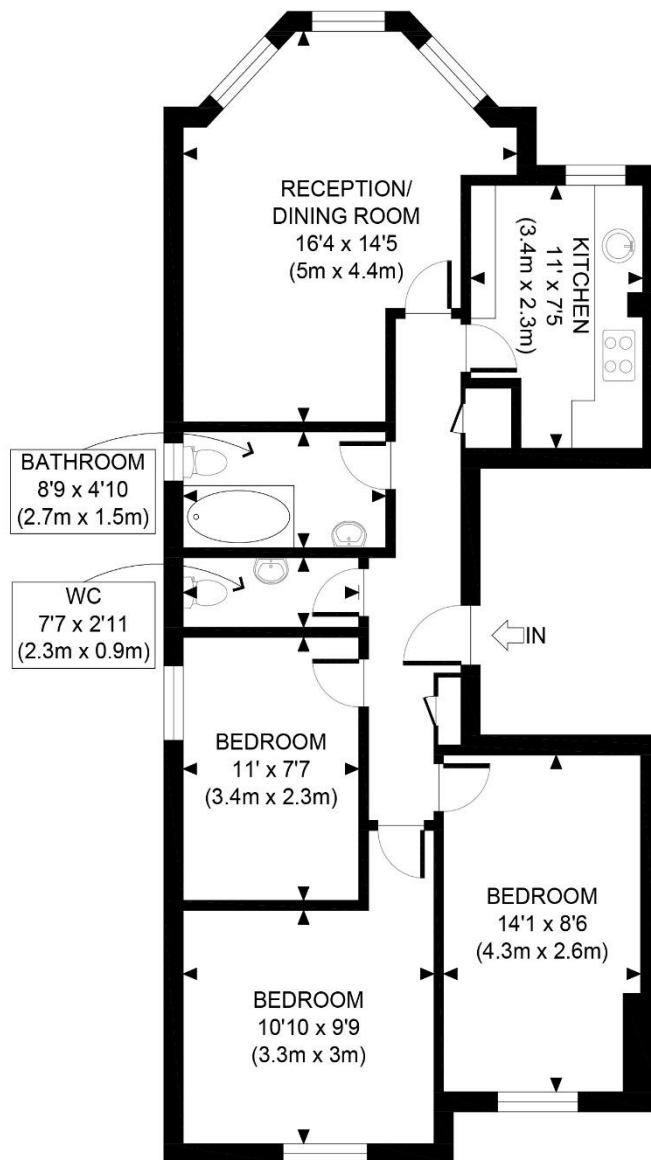
Council Tax: Band D.

PRICE: £600,000 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.

MINSTER ROAD, LONDON, NW2 3SD (CONTINUED)

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 742 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT / 69 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Minster Road

date 27/08/25

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