

## **COLLINS BUILDING, WILKINSON CLOSE, LONDON, NW2 6GQ**



EPC Rating: B

We are pleased to be able to offer for sale this well presented fourth floor two bedroom flat located in a modern development built within the last five years offering “ready to move into” condition accommodation ideally suited to a first time buyer.

The property is located in a central position at the junction of the A5 (Edgware Road) with Dollis Hill Lane and the property is therefore well served by local bus services with shops being available within half a mile at Cricklewood and Brent Cross shopping complex being within a maximum 2 miles radius approximately. The nearest stations are Cricklewood overground trains or Kilburn (Jubilee Line). Recently opened Brent Cross West Station (overground trains into Farringdon within 15 minutes approximately) is located approximately a quarter of a mile radius from the flat.

- Gas central heating
- Large open plan lounge/kitchen
- Double glazed windows
- Family bathroom
- Large balcony
- On-site gym
- Gross internal floor area of 661 sq ft (61 sq m) approximately
- En-suite bathroom to main bedroom
- Communal gardens
- Gated/private underground parking space
- 24 hour concierge service
- The nearest station is Brent Cross West (overground trains into Farringdon in 15 minutes approximately)

**PRICE: .....Offers in excess of £425,000.....LEASEHOLD**

**COLLINS BUILDING, WILKINSON ROAD, LONDON, NW2 6GQ (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Large built-in cupboard with gas boiler and plumbing for washing machine.

**Spacious Open Plan Lounge/Kitchen:** 19'2" x 12'0" (5.85m x 3.65m). Lounge Area: With double aspect double glazed windows with access to balcony. Kitchen Area: Fitted with a range of high gloss built-in wall cupboards and matching base cabinets with quartz work surfaces above. Integrated fridge and freezer. Built-in ceramic hob with oven below and extractor hood above hob. Integrated microwave oven. Integrated dishwasher. Sink unit with mixer tap. Downlights to ceiling. Wood flooring.

**Bedroom 1:** 14'2" x 10'0" (4.33m x 3.03m). Built-in wardrobes. Double glazed window. Door to:

**En-suite Shower Room/WC:** Double width shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Ceramic tiled flooring and partly tiled walls. Heated towel rail.

**Bedroom 2:** 9'10" x 9'5" (3.00m x 2.88m). Downlights to ceiling. Double glazed window.

**Bathroom/WC:** 8'7" x 5'7" (2.62m x 1.70m). Panelled bath with mixer tap, hand shower and rain shower above with shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail. Ceramic tiled flooring and part tiled walls.

**External features:** Underground residents parking space.

**Lease:** 999 years from and including 25 March 2018, thus having approximately 992 years remaining.

**Service Charge:** £323.29 pcm.

**Council Tax:** Band E.

**PRICE: Offers in excess of £425,000 LEASEHOLD**

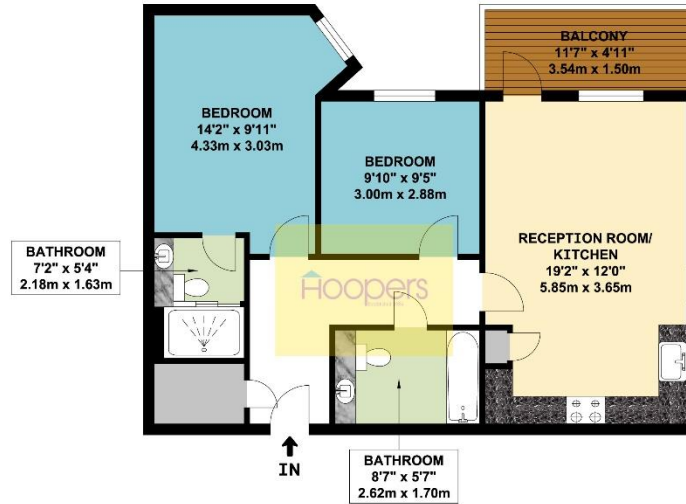
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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**



**FOURTH FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 660.68 SQ. FT / 61.38 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 717.84 SQ. FT / 66.69 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".