

## **FLAT 3, WATERLOO ROAD, LONDON, NW2 7TS**



EPC Rating: D

We are pleased to offer for sale a ground floor spacious two bedroom flat located in a purpose built development of similar flats and newly constructed within the last three years. The property is offered for sale chain free and viewing is highly recommended to appreciate the size of the property and the features on offer.

- Gas central heating
- Chain free sale
- Spacious open plan lounge/kitchen with downlights to ceiling
- Two double bedrooms
- Two bathrooms (one ensuite)
- Internal floor space of some 830 sq ft (77 sq m) approximately
- Exclusive patio garden
- Integrated kitchen appliances
- The property is located within two miles maximum radius approximately of Brent Cross shopping complex
- The property is located within a half to one mile maximum radius of the new Brent Cross West Station which will be opening shortly and the new Station will be walkable from the flat for an average person within 15 minutes approximately and the new Station will provide services into Farringdon.

**PRICE: .....Offers in the region of £400,000.....LEASEHOLD**

**WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboard.

**Lounge/Kitchen:** 25'0" x 12'2" (7.60m x 3.70m). Fitted with a range of eye level wall mounted high gloss finish cabinets and matching base cabinets with work surfaces above. Built-in hob and oven with extractor hood above. Plumbing and space for washing machine. Wood flooring. Downlights to ceiling. Double glazed window. Patio doors to terrace.

**Bedroom 1:** 16'5" x 11'2" (5.00 x 3.40m). Double glazed window. Downlights to ceiling. Door to:

**Ensuite Shower Room/WC:** Shower cubicle. Low level WC. Wash hand basin. Double glazed window.

**Bedroom 2:** 9'8" x 9'7" (2.94m x 2.93m). Double glazed window. Downlights to ceiling.

**Bathroom/WC:** Panelled bath with mixer tap. Wash hand basin with mixer tap. Low level WC. Heated towel rail.

**Lease:** 125 years.

**Service Charge:** £1,200 p.a.

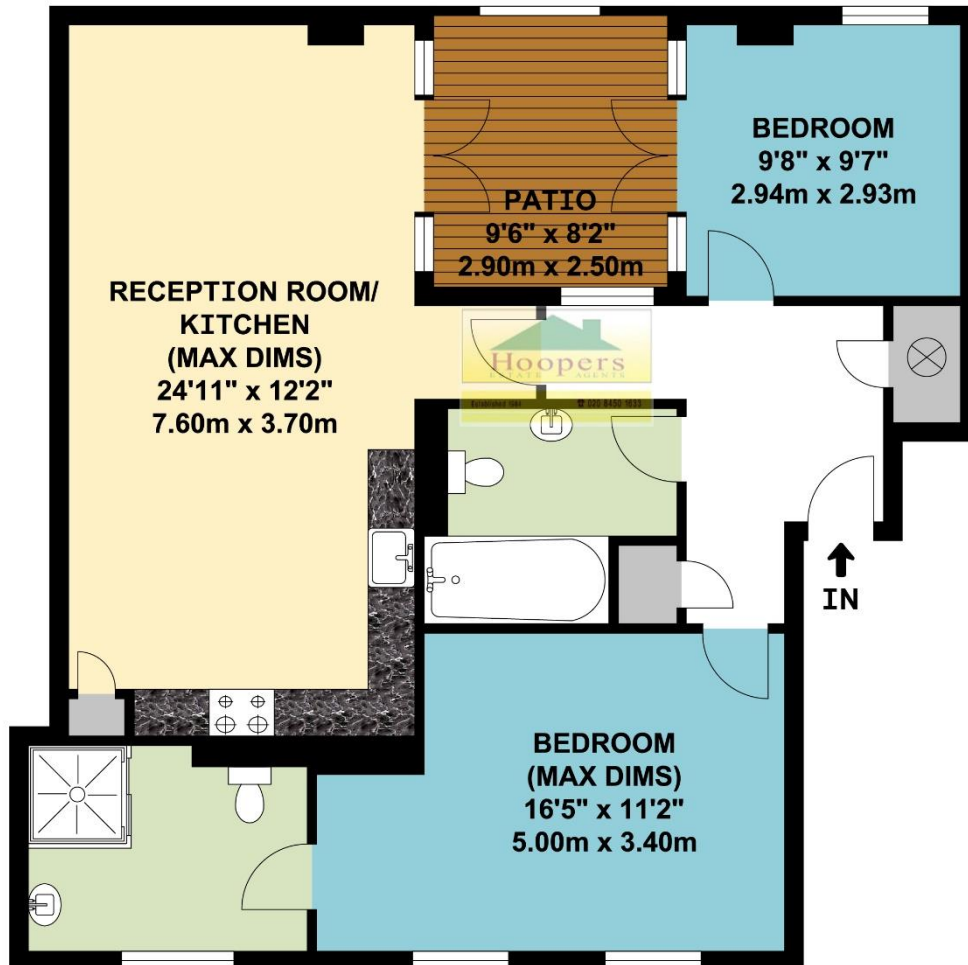
**PRICE: Offers in the region of £400,000 LEASEHOLD**

**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.

**WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)**



WATERLOO ROAD, LONDON, NW2 7TS (CONTINUED)**WATERLOO ROAD  
LONDON NW2****FLAT 3  
GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 829.78 SQ. FT / 77.09 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".