



HUNTERS

Flowers Close

London, NW2 7FG

Asking Price £300,000



Hunters Camden are delighted to offer this spacious recently built (2013) 1 Bedroom Flat, this property is situated on the top floor of this purpose-built private residential building. The property comprises 1 bedroom with a Walk-in Wardrobe, a Separate Kitchen area with an opening to a Spacious Living room with a Balcony, and a Bathroom. This property further benefits from having an Allocated Underground Parking Space, a Gas Central Heating System and Double-Glazed Windows. The property is located in the Dollis Hill Ward, an area within London Borough of Brent.

EWS1 - Compliant



Details

Entrance

Secure Video door entry system, doors leading to corridor staircase and lifts to the upper floors.

Hallway

Neutral décor, wood effect floor covering, 1 multi light point, double doors to storage area, access to all rooms.

Living Room - 7.16m x 3.88 (23'6 x 9'10) Includes Kitchen Area

Neutral décor, wood effect floor covering, corner concealed storage area, patio door to glass surround balcony, entrance to kitchen area.

Kitchen

Fitted with all mod cons, floor and wall units, 1.5 bowl sink with strainer and mono mixture tap, Integrated Tall Fridge Freezer, under counter integrated Electric Oven, Dish Washer and Washing Machine.

Bedroom - 3.32m x 3.0m (10'11 x 9'10)

Carpeted wall to wall, Neutral décor, Full length windows, slide doors to walk in wardrobe.

Walk-in Wardrobe 2.0m x 1.71m (6'7 x 5'7)

Bathroom

Tiled floors and part tiled walls, spot lighting, ceiling humidity extractor, W.C. pan with concealed cistern, wall mounted wash basin, vanity mirror with cabinet and shelfe surround, Bathtub with thermostatic shower and glass screen,

Exterior

The grounds of this development have been carefully designed with a modern feel and having landscaped areas with pathways and access to an underground parking area.

Location

The location is predominantly a residential area with schools, parks and shopping areas including Brent Cross Shopping Centre just a small distance away.

Nearest Railway Stations: Cricklewood (1.2m), Hendon (1.3m)

Nearest Tube: Dollis Hill Tube Station (0.7m), Neasden Tube Station (0.7m)

Viewings strictly by appointment, highly recommended

EWS1 Work will be carried out by freeholder at no cost to leaseholders.

114 years Lease Remaining Approx.

Service charge £1200pa - £1500

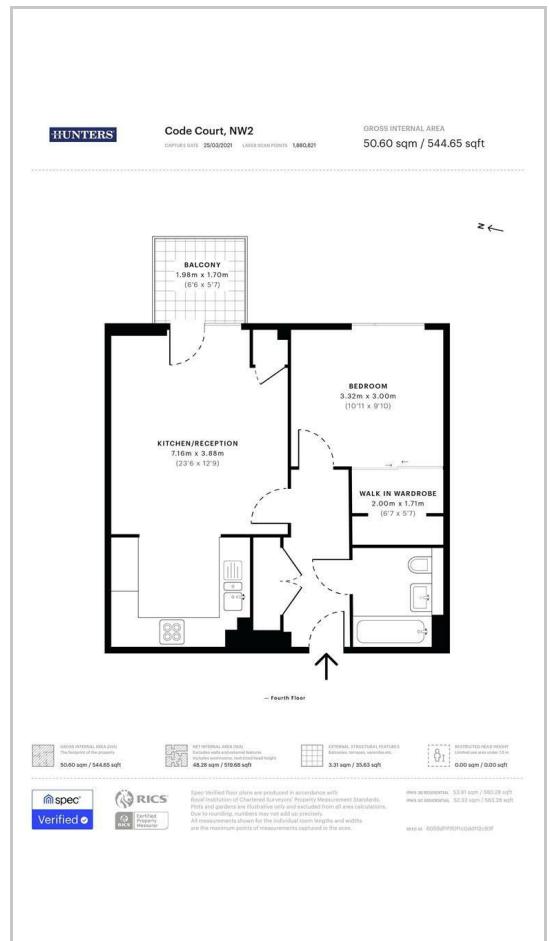
Ground Rent £300.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

