



## MULBERRY CLOSE

### LONDON, NW4 1QP

**£430,000**  
**LEASEHOLD**

Taylor Hawkins is thrilled to showcase an enticing opportunity to own a delightful two-bedroom flat on the second floor of a sought-after residential block.

Unlock the potential of this property, which is ripe for renovation. It features an expansive living area that seamlessly extends to a private balcony. The property boasts a spacious master bedroom and a second double bedroom. The kitchen is thoughtfully laid out, complemented by a well-maintained bathroom.

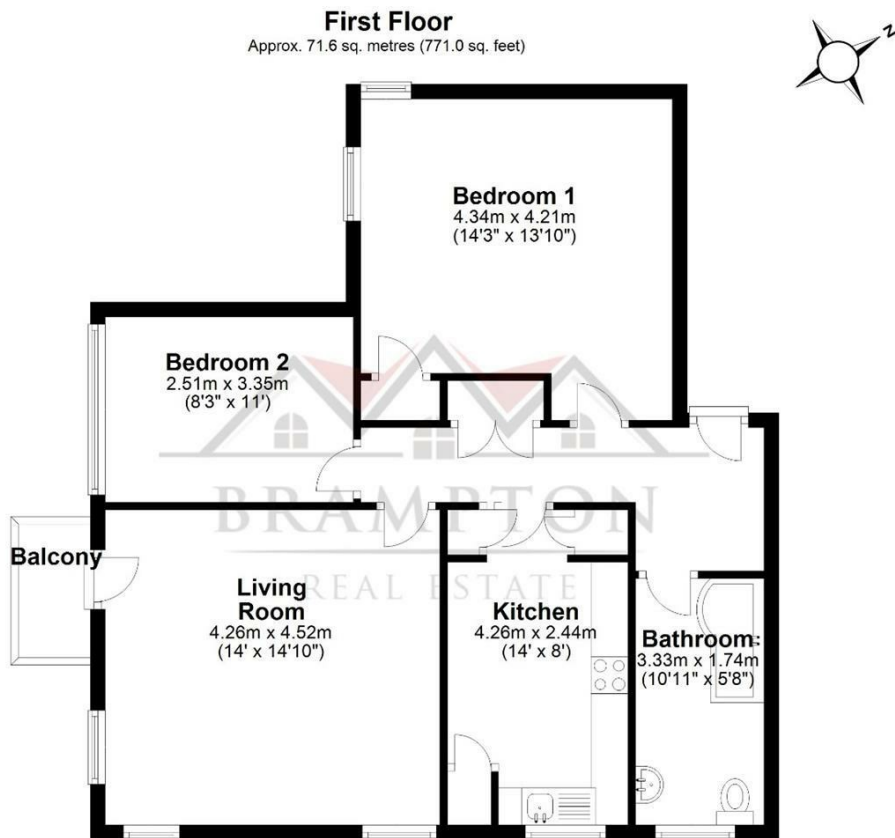
Additional amenities include first-come, first-served off-street parking, communal gardens providing a serene outdoor space, and the convenience of a lift, ensuring accessibility and comfort for all.

A chain-free property, exclusively listed with Brampton Real Estate, this flat represents a unique opportunity in a prime location.

We invite you to schedule a viewing to experience first and the charm and potential of this property. As your dedicated sole agents, Brampton Real Estate is here to guide you every step of the way.



**TAYLOR HAWKINS**  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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