

for sale

offers in excess of **£290,000**



Bree Court Capitol Way London NW9 0AU

GUIDE PRICE £290,000 - £300,000 ** LARGE ONE BEDROOM FLAT ** WELL PRESENTED THROUGHOUT** THIRD FLOOR ** SPACIOUS OPEN PLAN RECEPTION ROOM AND KITCHEN ** MODERN FULLY FITTED KITCHEN ** LUXURY BATHROOM ** BALCONY ** UNDER GROUND PARKING ** CHAIN FREE **

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Entrance Hall

sun.

Open space with utility cupboard and washer/dryer

Kitchen / Reception Room

14' 2" x 17' 1" (4.32m x 5.21m)

Integrated appliances: dishwasher, ceramic hob with extractor hood, oven, and fridge-freezer. High quality built-in units.

Floor to ceiling windows to let plenty of light in.

Bedroom

12' 6" x 14' 1" (3.81m x 4.29m)

Large spacious bedroom with built in mirrored wardrobe and bedside light switches. Lots of room for more units and storage

Bathroom

Integrated, tiled, modern bathroom with new fittings

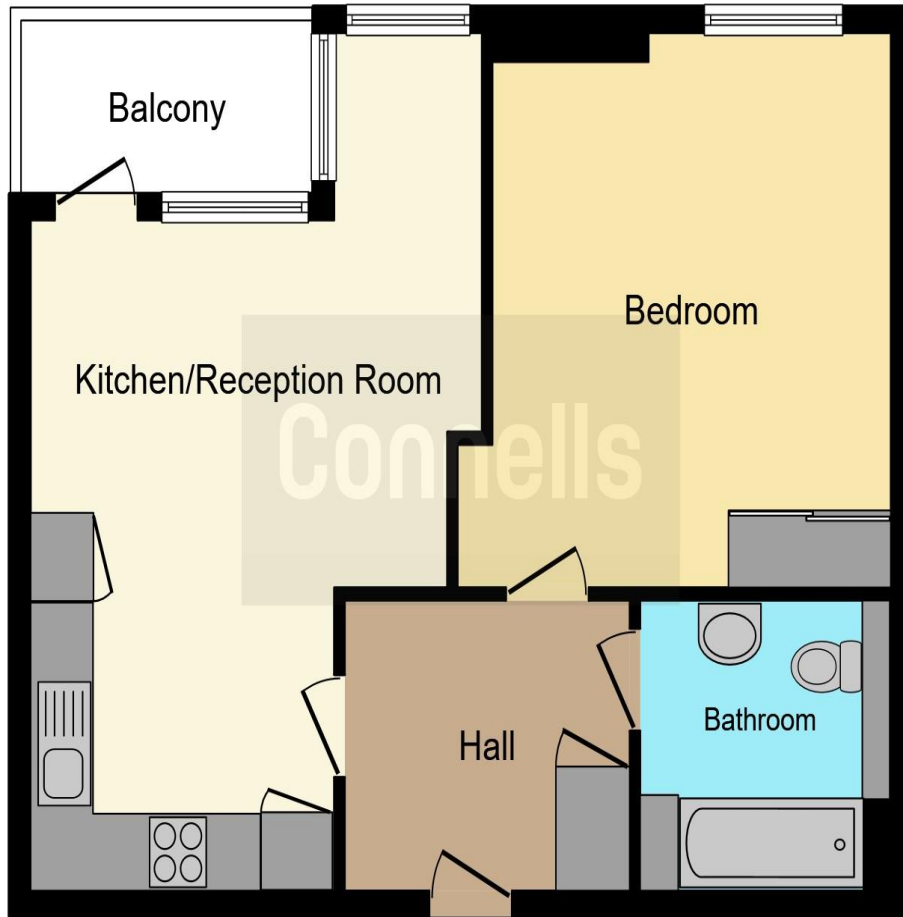
Balcony

Wide space, enough for seating and table to enjoy the morning









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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182 Station Road
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Property Ref: HRW310163 - 0012

Tenure: Leasehold

EPC Rating: B

view this property online [connells.co.uk/Property/HRW310163](https://www.connells.co.uk/Property/HRW310163)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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