



SLADE COURT, WALM LANE
CRICKLEWOOD, LONDON, NW2 3BT

PRICE £375,000



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This very well presented Second & Third (Top) Floor maisonette located within a Local Authority purpose block of 28 units comprises 829 sq.ft (77 sq.m) approx of accommodation with 2 double bedrooms (one with fitted wardrobe), reception room, kitchen, shower room, separate wc and a south facing outside space/balcony. The property, which is offered with no upper chain, has double glazed windows (and shutters to the lower floor), laminate flooring and is situated moments from the shopping facilities, bus routes into Central London along Cricklewood Broadway and near to Willesden Green (Jubilee Line), Cricklewood (Thameslink) and Kilburn (Jubilee Line) stations. Tenure is Leasehold (172 years unexpired), ground rent £10 per annum, service charge £1364.92 per annum. Council Tax Band 'C' (London Borough of Brent).

AREA MAP



ENTRANCE HALL
with radiator, laminate flooring, wall cupboard containing electric meter, understairs storage cupboard.

RECEPTION
14'5 x 11'11 (4.39m x 3.63m)
with laminate flooring, double glazed windows and shutters, ceiling coving, radiator.

KITCHEN
13'11 x 8'8 (4.24m x 2.64m)
with sink and drainer, wall and base cupboards, work surface, tiled splashback, hob and oven, plumbing for washing machine, tiled floor, radiator, double glazed windows and shutters, central heating boiler, understairs cupboard.

STAIRS & LANDING TO TOP FLOOR

BEDROOM 1
11'11 x 11'0 (3.63m x 3.35m)
with double glazed windows, radiator.

BEDROOM 2
12'0 (to room door) or 9'6 x 11'11 (3.66m (to room door) or 2.90m x 3.63m)
with double glazed windows and door to outside space/balcony, recessed built in wardrobe, radiator.



SHOWER ROOM
with built in corner shower cubicle and attachments, wash hand basin with cupboard under, radiator, tiled walls, recessed built in cupboard with hot water cylinder.

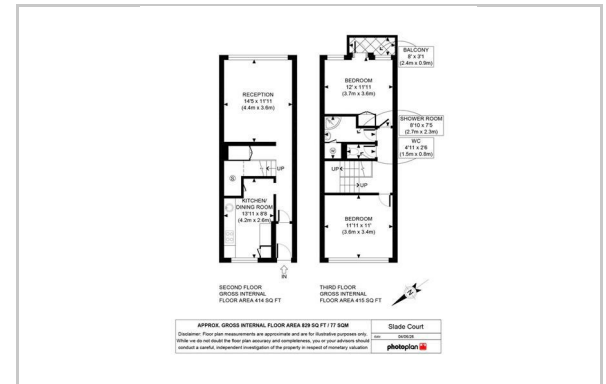
SEPARATE WC
with wc, tiled walls.

OUTSIDE SPACE/BALCONY
8'0 x 3'1 (2.44m x 0.94m)
south facing and with access via bedroom 2.

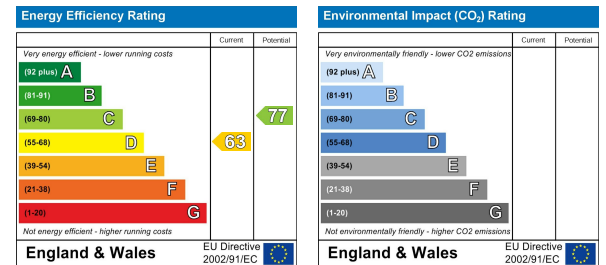
TENURE - LEASEHOLD
The tenure is Leasehold for a term of 215 years from 10th January 1983 (172 years unexpired). Ground rent £10 per annum. Service charge £1364.92 per annum (1st April 2025 - 31st March 2026).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.