



Cipher Court, Flowers Close NW2

London

Guide Price
£380,000

An excellent first floor purpose built flat in this modern development moments from Gladstone Park. The apartment benefits from two good sized bedrooms one of which has an en-suite shower room, a large open plan reception with modern kitchen and private balcony. Further benefits included secure underground parking and communal gardens with pond and barbecue area as well as a huge shared roof terrace with spectacular views south across Gladstone Park to the city and beyond. Sold with a long lease and no onward chain.

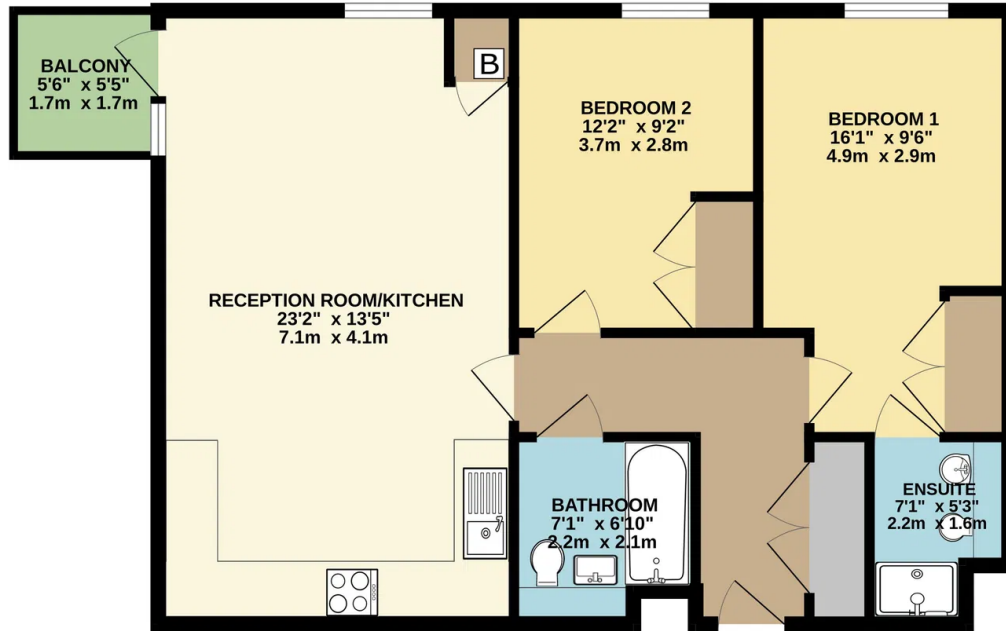




Close to the green open space of Gladstone Park with tennis courts, a playground and cafe while local amenities can be found on Cricklewood Broadway. A further selection of shops, cafes and restaurants can be found in Brent Cross Shopping Centre nearby. Please quote property ref MP0390 to speak to the agent



FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



- Two bedrooms
- Two bathrooms
- Open plan living
- Modern development
- Secure, underground parking
- Communal garden & roof terrace
- Private balcony
- Well presented
- No onward chain
- Leasehold 111 years

TOTAL FLOOR AREA - 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	