



## **Mannock Close, London, NW9 5WD**

**£475,000**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT.

The accommodation comprises bright open plan reception room with access to a fully fitted kitchen, master bedroom with en-suite, further double bedroom and bathroom.

The property further benefits from a private car parking space.

GROUND RENT £450 PA / SERVICE CHARGE £4394 / LEASE 993 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 2 BEDROOMS
- 803 SQFT
- 2 BATHROOMS
- PARKING INCLUDED
- 5TH FLOOR
- LARGE TERRACE

# Mannock Close, London, NW9 5WD



WARNEFORD COURT



RECEPTION ROOM



HALLWAY



KITCHEN



RECEPTION ROOM



KITCHEN

# Mannock Close, London, NW9 5WD



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



SHOWER ROOM



BATHROOM



BEDROOM

# Mannock Close, London, NW9 5WD



**BEDROOM**



**TERRACE**

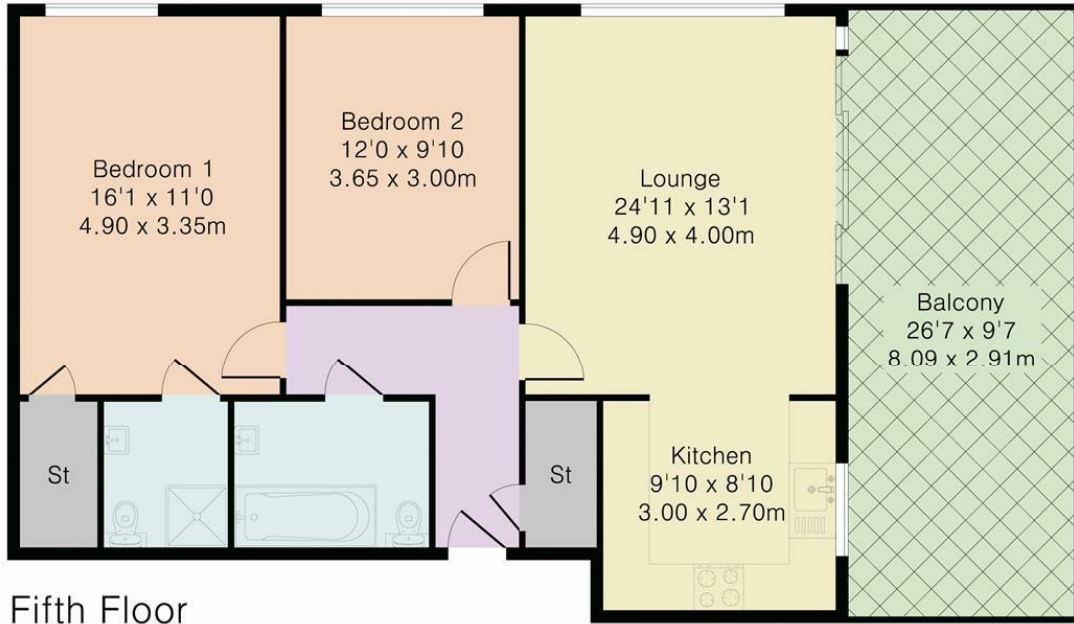


**TERRACE**

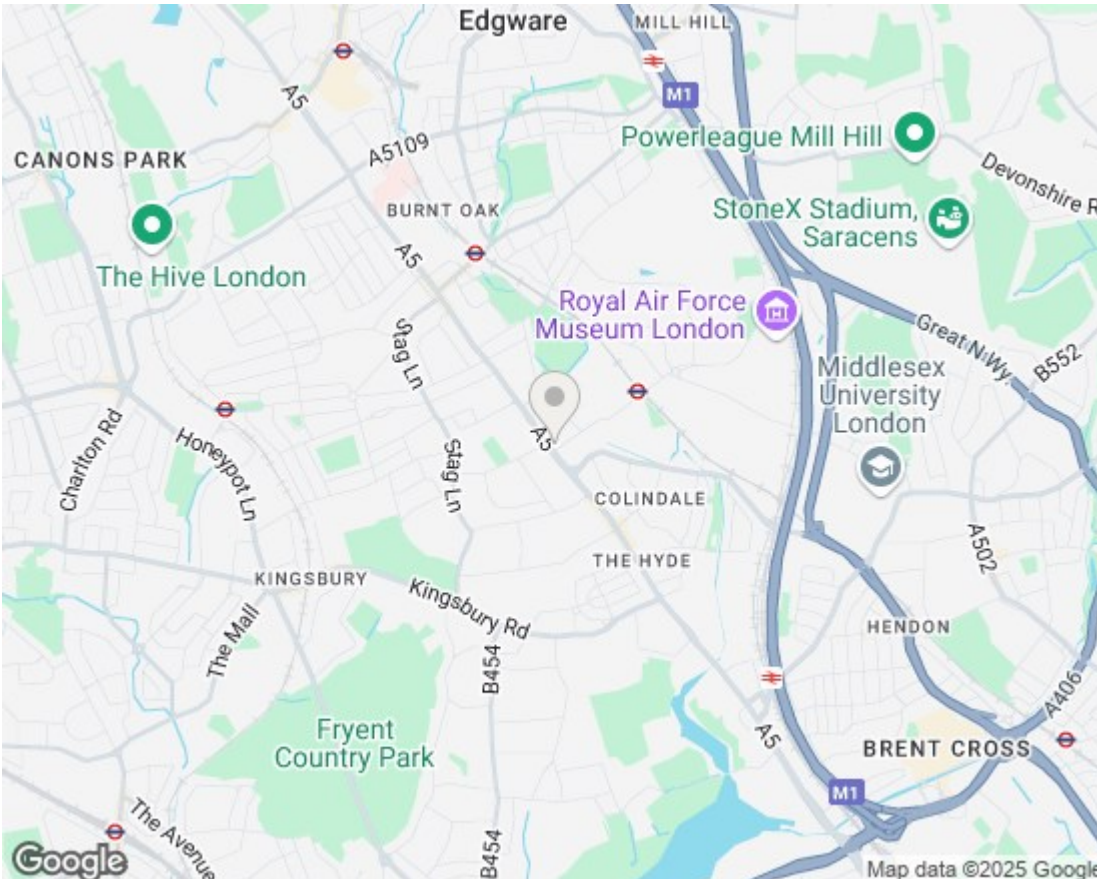


**TERRACE**

# Approximate Gross Internal Area 803 sq ft - 75 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  | 79                      | 79        |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.