



Netherwood Road Brook Green,

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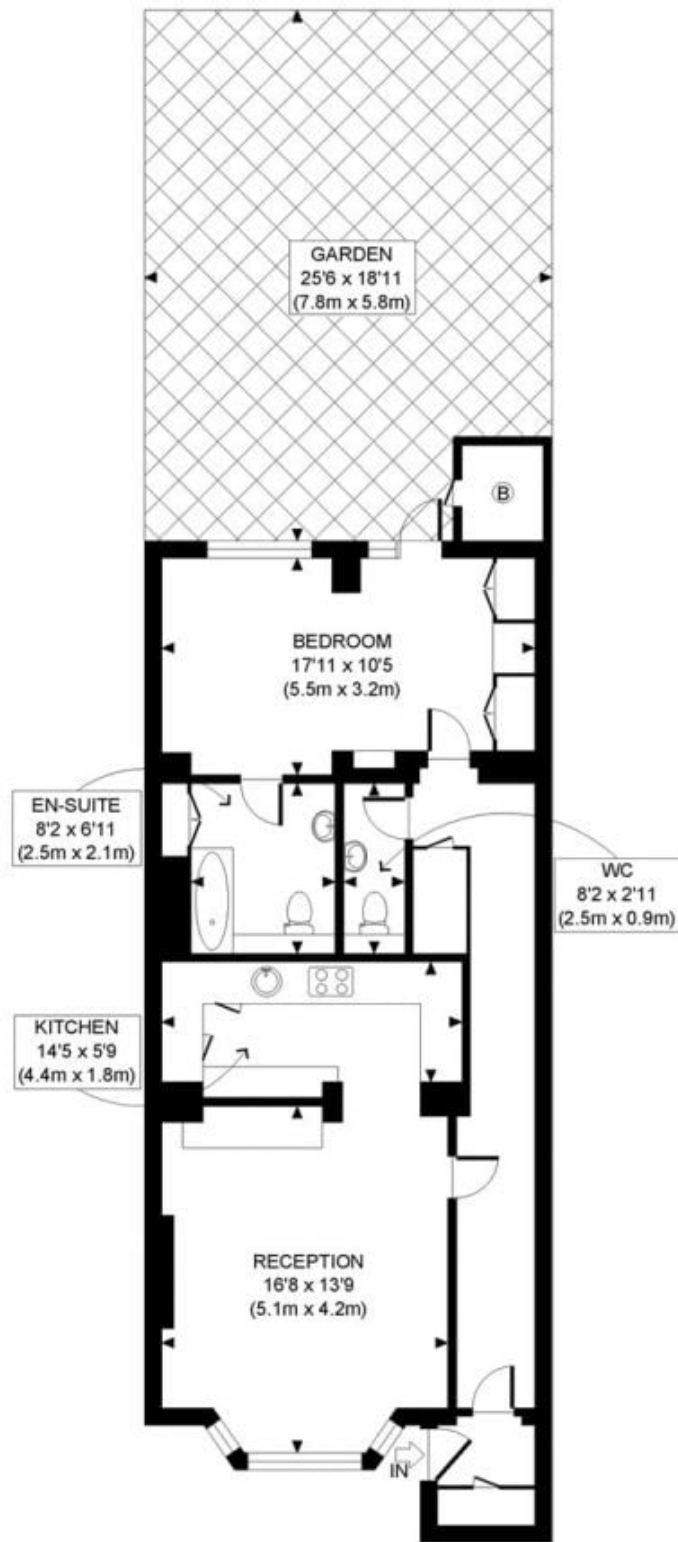
Guide Price £649,950

View : <https://www.rickmanproperties.com/7939302>



Stuart Mills
+44 7980 712798

We are delighted to offer this superb 1 bedroom lower ground floor, garden flat. Having its own entrance and PRIVATE GARDEN. This is an excellent first time purchase or rental property. Presented in good condition and having a practical layout. From the main hall giving access to all the principal rooms. Generous reception room with a semi open plan layout to the modern kitchen. A great breakfast bar, separating the two areas. Ideal for informal dining, or sitting at, and watching the cook of the house performing their magic! Guest cloak room is also off the hall and access to principal double bedroom with a full wall of wardrobe storage. The bedroom, also has an excellent spacious ensuite full bathroom. Access from the bedroom to the private garden with a South-Eastern aspect. Great for the Summer barbeques hopefully with us soon. Leasehold expiring 1/1/2123. Approx 99 years. EPC- C Council Tax - D. service charges 25% of outgoings including insurance.



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 774 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 774 SQ FT/ 72 SQM

PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.