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**2 Hope Close, London, NW4 1AY**  
**Offers In Excess Of £675,000**



Beautifully presented three bedroom, two bathroom apartment with underground parking and internal gardens now available in a new purpose built development.

Completed to high standard throughout, the apartment boasts a fully fitted Italian Kitchen, spacious reception and dining room, oak wood flooring, two bedrooms and two bathroom suites and underfloor heating.

Conveniently located within this prime Hendon Address Epsom Court offers a complete new lifestyle for their residents

Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 115 Years Remaining  
Service Charge: £3,900 P/A  
Ground Rent: £450 P/A  
Council Tax Band: F  
Annual Council Tax Estimate: £2,940

Hallway

Bathroom  
6'9" x 9'6" (2.06 x 2.91)

Tiled flooring and walls, heated towel radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush and shaver point.

Reception  
14'2" x 29'8" (4.33 x 9.06)

Double glazed window to side aspect, Engineering oak flooring, power points and TV aerial point.

Kitchen

Electric heater, engineering oak flooring, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor with hood, sink with double drainer unit, integrated fridge freezer, washing machine and dish washer, power points.

Bedroom One  
10'6" x 15'0" (3.22 x 4.59)

Double glazed window to side aspect, carpeted flooring, build in wardrobe and power points.

En Suite  
4'1" x 7'1" (1.27 x 2.16)

Tiled flooring and walls, heated towel radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush and shaver point.

Bedroom Two  
9'6" x 11'3" (2.90 x 3.44)

Double glazed window to side aspect, carpeted flooring, build in wardrobe and power points.

Bedroom Three  
10'2" x 10'8" (3.11 x 3.26)

Double glazed window to side aspect, carpeted flooring, build in wardrobe and power points.

