

## **NEASDEN LANE, LONDON, NW10 2UN**



EPC Rating:

Presenting for sale this freehold residential investment comprising of 2 x flats and associated gardens and parking spaces offering 'live and let' accommodation and additional parking facilities. The property is situated at the junction of Neasden Lane with Denzil Road and benefits include:-

- Split level ground floor/basement flat comprising two bedrooms, spacious living room, kitchen/diner and bathroom/WC – currently vacant
- First floor three/four bedroom flat currently let at £1,800 pcm until November 2024.
- Benefit of rental income from two parking spaces currently let and producing £500 per annum.
- The property is located within a few yards of Neasden (Jubilee Line) Tube Station
- Adjoining convenience shops supply groceries, etc.
- Period property
- Each flat enjoys its own recreation space
- Total current income for the property of £22,100 per annum with one flat vacant
- Potential rental for the whole building would be in the region of £44,000 p.a.

**PRICE: ..... £750,000.....FREEHOLD**

**NEASDEN LANE, LONDON, NW10 2NU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor Flat:**

**Entrance Hall:** Built-in cupboard.

**Bedroom 1 (rear):** 13'5" x 11'7" (4.10m x 3.54m). Wood Flooring. Double glazed window.

**Bedroom 2 (rear):** 13'5" x 7'9" (4.10m x 2.35m). Wood flooring. Double glazed window.

**Kitchen/Diner:** 18'6" x 13'3" (5.63m x 4.03m). Double glazed French doors to garden. Wood flooring. Fitted wall and base cabinets with work surfaces above. Plumbed for washing machine. Built-in electric hob with oven below and extractor hood above hob. Integrated fridge and freezer.

**Upper Level:**

**Bathroom/WC:** 14'6" x 6'9" (4.41m x 2.07m). Shower cubicle. Separate panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail. Double glazed window.

**Lower Ground Floor:**

**Spacious Lounge:** 22'2" x 9'1" (6.76m x 2.78m). Understairs cupboard. Downlights to ceiling.

**External Features:** Own patio garden.

**First Floor Flat:**

**Spacious Landing:** Hatch to loft space (not inspected)

**Lounge/Bedroom 1:** 13'7" x 13'6" (4.13m x 4.12m). Built-in wardrobe. Double glazed window. Wood flooring.

**Bedroom 2 (rear):** 13'6" x 8'6" (4.11m x 2.60m). Wood flooring. Double glazed window. Built-in cupboard.

**Bedroom 3 (rear):** 9'6" x 9'4" (2.89m x 2.84m). Built-in wardrobe. Double glazed window. Wood flooring.

**Bedroom 4 (front):** 9'5" x 7'7" (2.88m x 2.31m). Wood flooring. Double glazed window. Built-in wardrobe.

**Bathroom:** 5'5" x 5'9" (1.66m x 1.75m). Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment and shower screen. Fully tiled walls. Downlights to ceiling. Wood flooring.

**Separate WC:** Half tiled walls. Low level WC.

**Spacious Kitchen/Diner:** 12'3" x 10'0" (3.73m x 3.04m). Stainless steel sink unit with mixer tap and cupboard below. Built-in matching wall cupboards and base cupboards with work surfaces above. Plumbing for washing machine. Double glazed window to rear. Built-in gas hob with oven below and extractor hood above hob. Downlights to ceiling.

**External Features:** Own rear garden.

**Ground Floor Lease:** 125 years from 9 December 2005 thus having approximately 106 years remaining.

**Front Floor Lease:** 125 years from 9 December 2005 thus having approximately 106 years remaining.

**PRICE: £750,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**NEASDEN LANE, LONDON, NW10 2NU (CONTINUED)**



# NEASDEN LANE NORTH, LONDON, NW10 2NU (CONTINUED)

