

CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS



EPC Rating: B

We are privileged to be able to bring to the market this beautifully presented ground floor apartment with two double bedrooms spacious entrance hall and large living room/kitchen and viewing is highly recommended to appreciate the condition and size of the property spanning some 786 sq ft (73 sq m).

The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station with local shops and bus services being within a few yards at Willesden High Road. Benefits include:-

- Gas central heating
- Double glazed windows
- Fitted kitchen with integrated appliances.
- Exclusive patio area ideally suited for outdoor dining
- Security entry phone system to communal door
- Balance NHBC warranty (the property was built circa 6 years ago)
- Built-in wardrobes to bedroom 1
- Gross internal floor area of 786 sq ft (73 sq m) approximately

PRICE: £425,000.....LEASEHOLD

CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge Hall: Wood flooring. Two large walk-in storage cupboards one housing plumbing for washing machine and air quality control unit, the other providing excellent storage.

Lounge - Open plan with Kitchen: 16'10" x 16'7" (5.12m x 5.05m). Downlights to ceiling. Built-in high gloss finish wall cabinets and matching base cabinets with quartz worktops above. Integrated induction hob with electric oven below and extractor hood above. Integrated dishwasher and fridge/freezer. Wood flooring. Door to patio area.

Bedroom 1: 16'10" x 10'1" (5.12m x 3.08m). Built-in mirror fronted wardrobes. Downlights to ceiling.

Bedroom 2: 10'10" x 5'4" (3.30m x 1.62m). Double glazed window.

Bathroom/WC: 8'11" x 7'10" (2.71m x 2.40m). Panelled bath with mixer tap and shower above. Low level WC with integrated cistern. Wash hand basin with mixer tap with storage below. Downlights to ceiling.

External Features: Residents amenity area to first floor.

Lease: 125 years from 31st July 2018, thus having 118 years remaining approximately.

Ground Rent: £20.83 p.m.

Service Charge: £326.92 p.m.

Council Tax: Band C.

PRICE: £425,000 LEASEHOLD

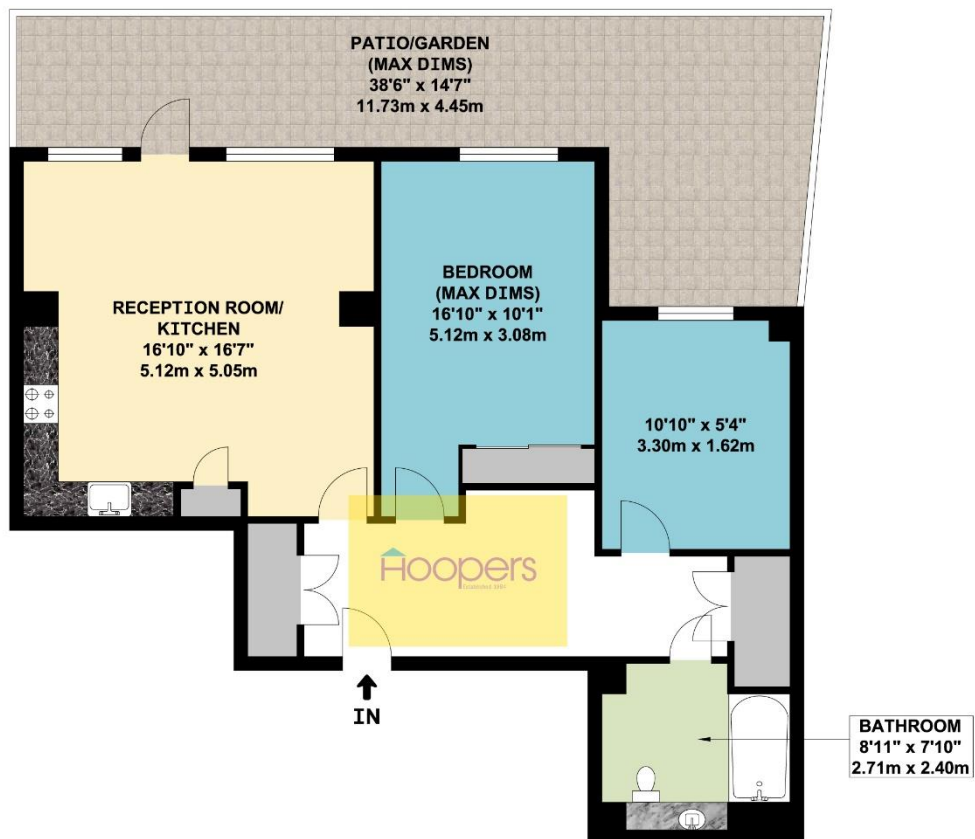
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS (CONTINUED)

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LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 785.76 SQ. FT / 73.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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.
FLOOR PLANS ARE NOT DONE TO "SCALE".