

WESTVIEW CLOSE (OFF SOUTHVIEW AVENUE), NW10 1RH



EPC Rating:

We are pleased to be able to offer for sale this first floor purpose built maisonette constructed circa 1946 and ideally suited to a first time buyer.

The property is situated in a residential cul-de-sac off Southview Avenue being a no through road and being within a few yards (via a pathway at the end of Southview Avenue) of Neasden Station (Jubilee Line). Benefits include:-

- Gas Central Heating
- Double glazed windows
- Own front door to street
- Own rear garden
- Few yards to Neasden (Jubilee Line) Station
- Residential area
- Own roof terrace
- 102 year lease remaining approximately
- Gross internal floor area of 474 sq ft (44 sq m) approximately

PRICE: £325,000..... LEASEHOLD

WESTVIEW CLOSE (OFF SOUTHVIEW AVENUE), NW10 1RH (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:**First Floor:**

Landing: Hatch to loft space (not inspected).

Lounge (front): 13'1" x 12'0" (4.00m x 3.65m). Double glazed bay window. Wood laminate flooring

Bedroom (rear): 11'9" x 11'1" (3.57m x 3.37m). Double glazed window. Wood laminate flooring. Built-in wardrobes.

Kitchen (rear): 8'0" x 7'10" (2.41m x 2.40m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Under-unit lighting. Built-in gas hob with oven below and extractor hood above hob. Sink unit. Double glazed door to:

Roof Terrace: 8'2" x 7'10" (2.50m x 2.40m).

Bathroom/WC: 7'10" x 6'3" (2.40m x 1.91m). Panelled bath. Low level WC. Pedestal wash hand basin. Double glazed oriel window. Tiled walls.

External Features: Own rear garden with garden shed. Own roof terrace.

Lease: 174 years from 25 March 1952 therefore 102 years remaining approximately.

PRICE:..... £325,000..... 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.

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FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 473.61 SQ. FT / 44.00 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".