

**HARP ISLAND CLOSE, OFF BRAEMAER AVENUE, LONDON, NW10 0DF**



EPC Rating: C

A ground floor one bedroom flat located in this purpose built block and offering ideal first time buyer or buy to let accommodation

- Economy 7 heating
- Double glazed windows
- Security entry phone system to communal door
- Gross internal floor area of 384 sq ft (36 sq m) approximately
- Residents parking
- Attractive landscaped garden overlooking stream to rear
- The nearest stations are Neasden (Jubilee Line) or Wembley Park (Jubilee & Metropolitan Lines)

**PRICE: ..... £275,000.....LEASEHOLD**

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 ODF (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Storage cupboard.

**Lounge:** 15'9" x 13'0" (4.80m x 3.96m). Double glazed window. Double glazed door to communal garden. Open plan with:

**Kitchen:** 7'3" x 6'0" (2.20m x 1.82m). Electric cooker with extractor above. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Wall and base cupboards.

**Bedroom:** 10'10" x 9'1" (3.30m x 2.67m). Double glazed window to the front. Wood flooring.

**Shower Room/WC:** 7'1" x 6'0" (2.16m x 1.82m). Wash hand basin with vanity unit. Shower cubicle. WC with concealed cistern. Storage cupboard.

**Lease:** 125 years from 1 July 1986, thus having 88 years remaining approximately.

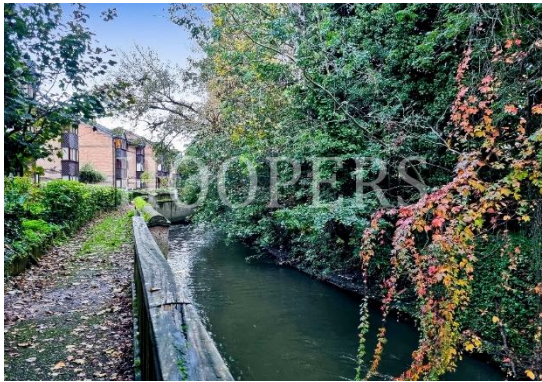
**Ground Rent & Service Charge:** £1,434.93 p.a.

<b><u>PRICE:</u></b>	<b>£275,000</b>	<b><u>LEASEHOLD</u></b>
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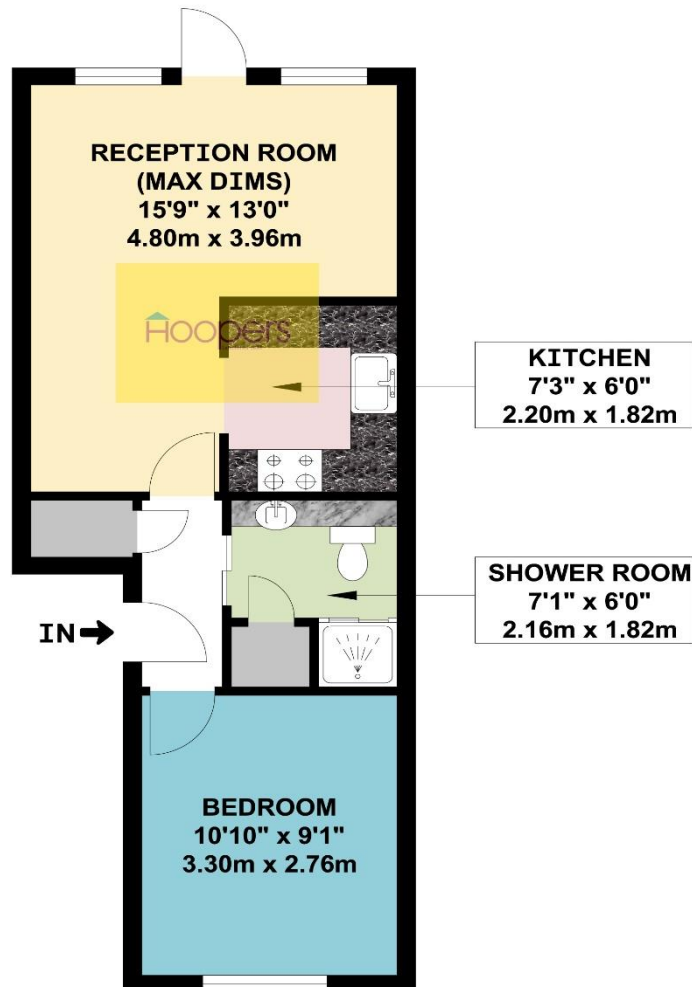
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DF (CONTINUED)**





**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DF (CONTINUED)****HARP ISLAND CLOSE  
LONDON NW10****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 383.84 SQ. FT / 35.66 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".