

NEASDEN LANE, LONDON, NW10 1RU



EPC Rating:

We are delighted to be able to offer for sale this two double bedroom first floor flat located in a purpose built 1930's development at the junction of Prout Grove with Neasden Lane.

The property is located within a few yards of Neasden (Jubilee Line) Tube Station and offers excellent accommodation for a first time buyer or for buy-to-let purposes.

Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Security entry phone system to main door
- Good sized kitchen
- The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station
- Gross internal floor area of 624 sq ft (58 sq m) approximately

PRICE:£300,000.....LEASEHOLD

NEASDEN LANE, LONDON, NW10 1RU (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Spacious Entrance Hall: Built-in cupboard. Laminate flooring.

Lounge: 12'8" x 12'4" (3.87m x 3.77m). Built-in cupboard double glazed window to front.

Kitchen: 9'9" x 8'8" (2.98m x 2.64m). Double glazed window. Wall and base units. Integrated washing machine and dishwasher. Stainless steel sink with strainer and mixer tap. Gas hob with extractor hood above hob and electric oven beneath. Breakfast bar. Storage cupboards one housing wall mounted boiler.

Bedroom 1 (rear): 13'5" x 10'8" (4.09m x 3.26m). Double glazed window.

Bedroom 2 (front): 11'1" x 10'8" (3.38m x 3.25m). Double glazed window.

Bathroom/WC: Panelled bath with mixer tap and shower attachment. Fully tiled walls. Double glazed window to rear. Low level WC. Pedestal wash hand basin.

Lease: 99 years from 25 September 2011, thus having 86 years remaining approximately.

Ground rent and service charge to be confirmed.

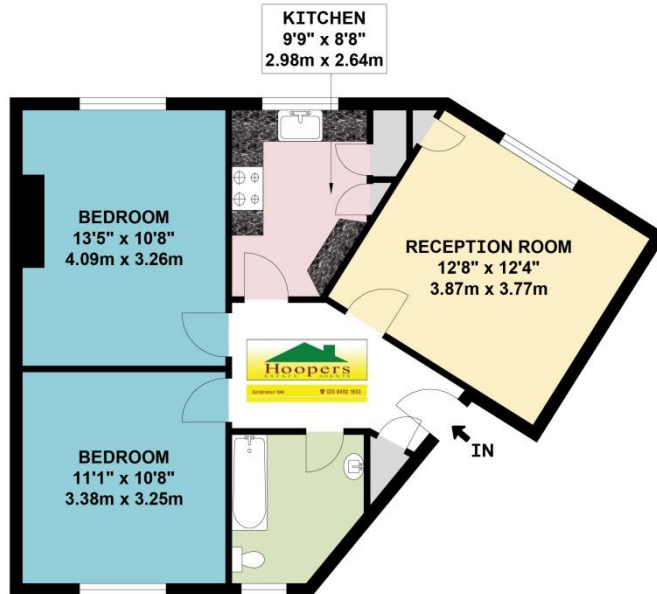
PRICE: £300,000 LEASEHOLD

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.

NEASDEN LANE, LONDON, NW10 1RU (CONTINUED)



NEASDEN LANE, LONDON, NW10 1RU (CONTINUED)**NEASDEN LANE
LONDON NW10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 624.41 SQ. FT / 58.01 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".