

SWALLOW DRIVE (OFF BRENTFIELD ROAD), LONDON, NW10 8TG



EPC Rating: C

A third (top) floor flat in this purpose built Laing development constructed circa 1990 and situated off Brentfield Road

- Two bedrooms
- Secure entry phone system
- Double glazed windows
- Electric heating
- Gross internal floor area of 584 sq ft (54 sq m) approximately
- Resident's parking
- The property is located within a few hundred yards of Brent Park Tesco, Ikea furniture store and Neasden Swaminarayan Temple
- The nearest station is Neasden (Jubilee Line)

PRICE: £260,000.....LEASEHOLD

SWALLOW DRIVE, (OFF BRENTFIELD ROAD), LONDON, NW10 8TG (CONTINUED)

The accommodation is arranged as follows:

Third Floor:

Lounge: 20'4" x 10'1" (6.20m x 3.08m). Bay window. Decorative alcove. Door to:

Kitchen: 8'3" x 7'7" (2.51m x 2.30m). Rear aspect window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces. Electric hob with oven below and extractor hood above. Plumbing for washing machine. Space for fridge freezer. Part tiled walls.

Bedroom 1: 11'1" x 8'5" (3.38m x 2.57m). Front aspect window. Archway to en-suite dressing area with fitted mirror fronted double wardrobes. Vanity wash hand unit with cupboards below.

Bedroom 2: 11'1" x 5'10" (3.38m x 1.78m). Front aspect window. Mirror fronted single wardrobe.

Bathroom/WC: 8'2" x 6'9" (2.50m x 2.07m). Three piece suite comprising of panelled bath with mixer tap and shower attachments with shower curtain and rail. Vanity sink unit with cupboards below. Low level WC with concealed cistern. Part tiled walls. Built-in cupboard housing water tank.

Lease: 125 years from 1 July 1989 thus having approximately 90 years remaining.

<u>PRICE:</u>	<u>£260,000</u>	<u>LEASEHOLD</u>
----------------------	------------------------	-------------------------

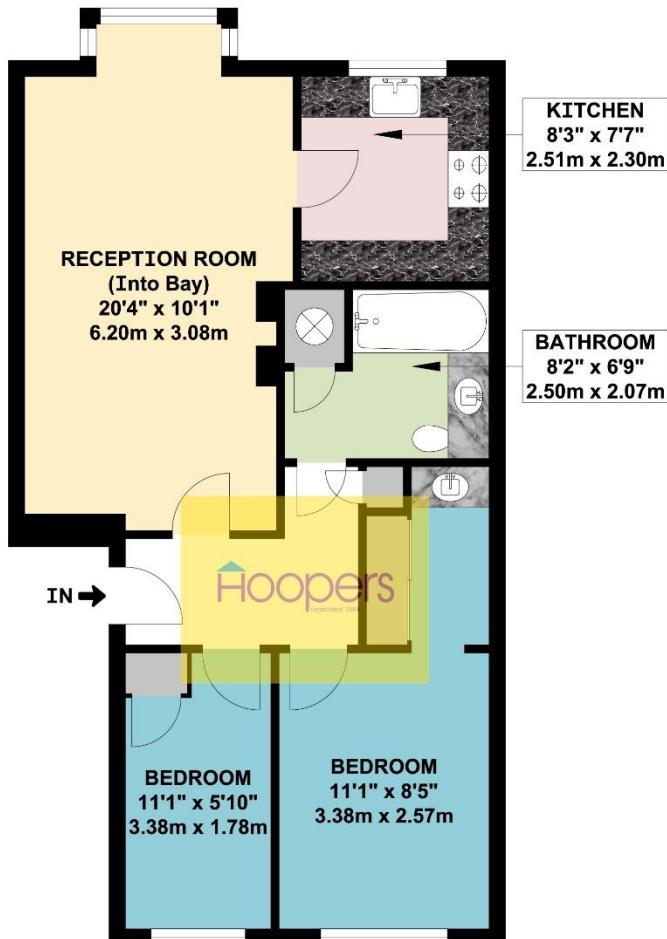
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

SWALLOW DRIVE, (OFF BRENTFIELD ROAD), LONDON, NW10 8TG (CONTINUED)

SWALLOW DRIVE, (OFF BRENTFIELD ROD), LONDON, NW10 8TG (CONTINUED)

**SWALLOW DRIVE
LONDON NW10**



THIRD FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 584.15 SQ. FT / 54.27 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".