

**EBONY COURT, NEASDEN LANE, LONDON, NW10 2AQ**



EPC Rating: B

A fabulous two bedroom third floor flat located in this popular residential development constructed some five years ago approximately.

This particular flat is well presented and viewing is highly recommended as the property is ideally suited for first time buyers or potentially buy-to-let purposes. Benefits include:-

- Gas central heating.
- Double glazed windows.
- Own balcony
- Family bathroom
- Spacious lounge/kitchen with integrated appliances.
- Residents parking
- Gross internal floor area of 807sq ft (75 sq m) approximately
- Communal lift
- Communal entry phone system
- The property is located on Neasden Lane, close to local shops and amenities. Brent Cross shopping complex is approximately 2 miles radius with Brent Cross West Station (due to open in 2022) being within half a mile radius approximately
- The nearest stations are Neasden and Dollis Hill (Jubilee Line)

**PRICE:..... £385,000.....LEASEHOLD**

**EBONY COURT, NEASDEN LANE, LONDON, NW10 2AQ (Continued)**

The accommodation is arranged as follows:

**Third Floor:**

**Entrance Hall:** Storage cupboards.

**Kitchen (Open plan):** 11'10" x 7'2" (3.60m x 2.1m). Fitted with a range of wall and base cupboards. Stainless steel sink with mixer tap. Plumbing for washing machine. Gas cooker, extractor hood above with electric oven below. Open plan to:

**Lounge:** 20'5" x 18'8" (6.22m x 5.69m). Double glazed window to rear. Door to balcony.

**Family Bathroom:** 7'5" x 6'6" (2.26m x 1.99m). Panelled bath with mixer taps and shower attachment. Wash hand basin and low level WC. Fully tiled walls and flooring. Heated towel rail.

**Bedroom 1:** 14'6" x 10'7" (4.43m x 3.23m). Double glazed window.

**Bedroom 2:** 12'2" x 10'3" (3.72m x 3.12m). Double glazed window.

**External Features:** Balcony. Residents parking. Communal areas.

**Lease:** 99 years from 27 September 2010, thus having 87 years remaining approximately.

**Service Charge:** £188.81 per month.

**Ground Rent:** £150 per annum.

**Council Tax:** Band C - £1,613.40 pa

**PRICE: £385,000 LEASEHOLD**

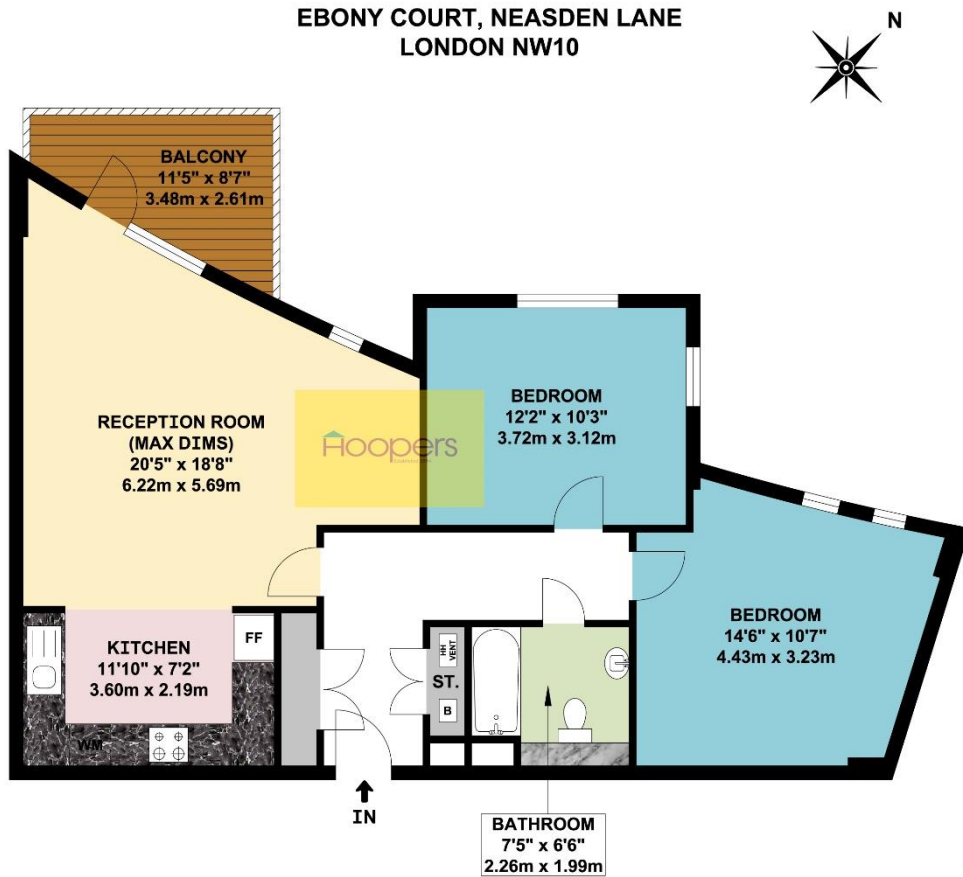
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**EBONY COURT, NEASDEN LANE, LONDON, NW10 2AQ (Continued)**



**EBONY COURT, NEASDEN LANE, LONDON, NW10 2AQ (Continued)**



**THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 807.29 SQ. FT / 75.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 870.36 SQ. FT / 80.86 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".