

**CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW**



EPC Rating: C

Presenting for sale a spacious and beautifully presented ground floor one bedroom flat located in this purpose built development which is situated within a few hundred yards of Neasden (Jubilee Line) Tube Station.

This property would suit a first time buyer for home ownership or buy-to-let purposes due to its close proximity to Neasden Station. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Good sized kitchen
- Communal entry phone system to main door
- Residents parking
- Gross internal floor area of 484 sq ft (45 sq m) approximately
- The property is located within a few yards of Neasden Station (Jubilee Line) and Neasden Shopping Centre

**PRICE: ..... £300,000.....LEASEHOLD**

**CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Lounge open plan with kitchen:** **Lounge Area:** 12'9" x 9'9" (3.88m x 2.98m). Double glazed window. Wood flooring. **Kitchen Area:** 14'5" x 9'9" (3.48m x 2.98m) Double glazed window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Cooker point with extractor hood above. Plumbing for washing machine. Wall mounted boiler. Wood flooring. Part tiled walls.

**Bedroom:** 12'9" x 9'5" (3.88m x 2.88m). Double glazed window.

**Bathroom/WC:** 8'8" x 5'7" (2.65m x 1.70m). Panelled bath with mixer tap and shower attachment with shower curtain and rail. Vanity wash hand basin with cupboard below. Low level WC. Bathroom cabinet. Part tiled walls. Wood flooring.

**External Features:** Residents parking. Communal lawns to rear.

**Lease:** 125 years from 14 March 1988, thus having approximately 89 years remaining.

**Service Charge:** £1,000 p.a. approximately.

**Ground Rent:** Nil

**PRICE: £300,000 LEASEHOLD**

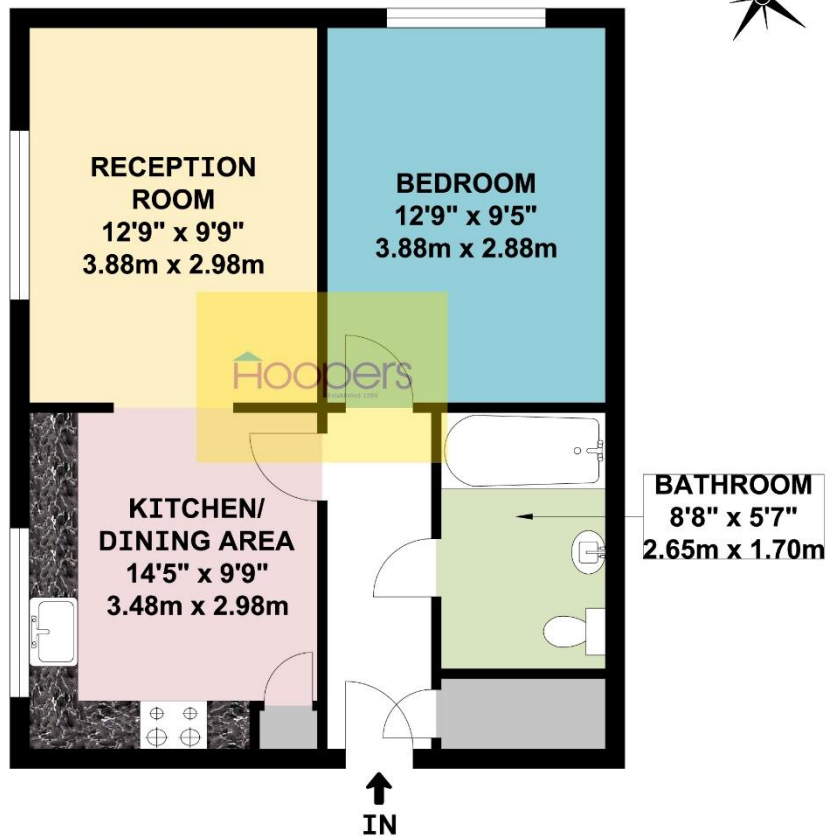
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW (CONTINUED)**





CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW (CONTINUED)**CRISPIAN CLOSE  
LONDON NW10****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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".