

GRANGE COURT, BIRSE CRESCENT, NW10 1SH



EPC Rating: E

A well located ground floor two bedroom flat within a purpose built Fairview development, constructed circa 1982. The property offers a practical layout and represents an excellent opportunity for buyers seeking a chain free purchase, comprising:

- Lounge
- Kitchen
- Bathroom/WC
- Double glazed windows
- Economy 7 heating
- Chain free sale
- Allocated parking
- Communal gardens
- Gross internal floor area of 545 sq ft (51 sq m) approximately
- The property is located within a few yards of local shops and bus services with the nearest station being Neasden (Jubilee Line)

PRICE: £299,950 LEASEHOLD

GRANGE COURT, BIRSE CRESCENT, LONDON, NW10 1SH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge (rear): 16'4" x 11'4" (4.97m x 3.46m). Laminate flooring. Double glazed window. Economy 7 heater. Double glazed window to side.

Kitchen: 8'8" x 8'7" (2.63m x 2.62m). Fitted matching wall and base cupboards with work surfaces above and tiled surrounds. Sink unit with mixer tap. Built-in electric hob with extractor hood above hob and oven below. Double glazed window to side. Plumbing for washing machine. Built-in storage cupboard.

Bedroom 1 (front): 13'3" x 11'4" (4.05mm x 3.45m). Laminate wood flooring. Double glazed window. Economy 7 heater.

Bedroom 2 (front): 9'7" x 6'11" (2.91m x 2.10m). Laminate wood flooring. Double glazed window. Economy 7 heater.

Bathroom/WC: 6'10" x 5'6" (2.09m x 1.67m). Panelled bath with mixer tap and electric shower attachment. Vanity wash hand basin. Low level WC. Full tiled walls and flooring.

Lease: 152 years commencing on 29 September 2019 thus having approximately 146 years remaining.

Ground Rent, Service Charge: £1,800 p.a. approximately (including buildings insurance)

Council Tax: Band C.

<u>PRICE:</u>	<u>£299,950</u>	<u>LEASEHOLD</u>
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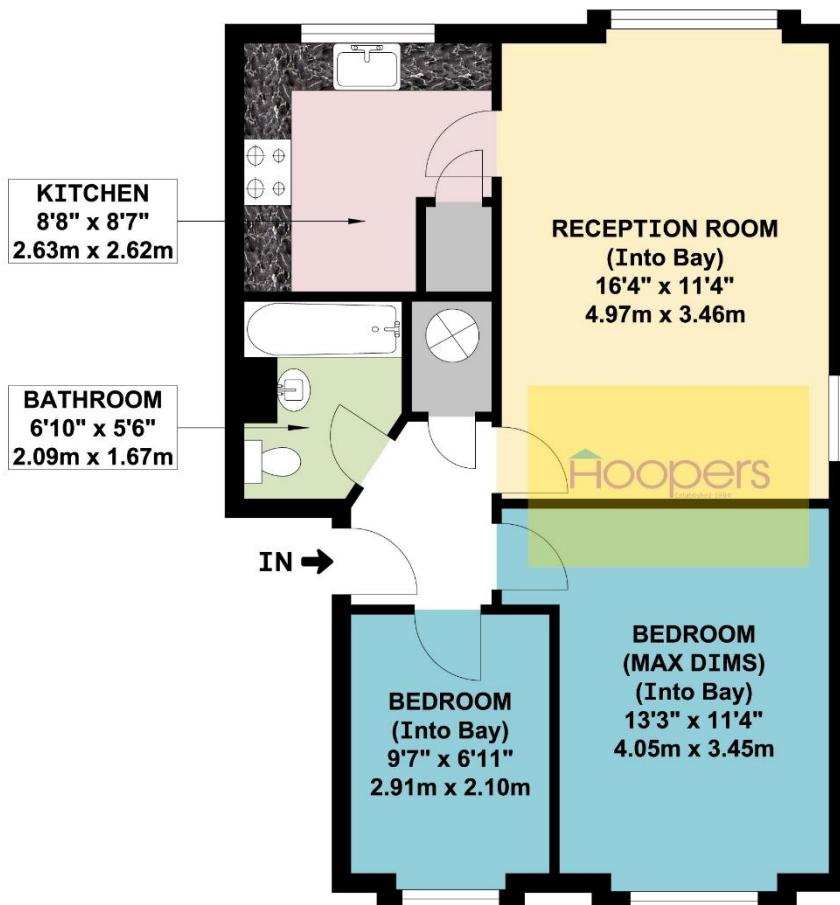
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

GRANGE COURT, BIRSE CRESCENT, LONDON, NW10 1SH (CONTINUED)

GRANGE COURT, BIRSE CRESCENT, LONDON, NW10 1SH (CONTINUED)

**GRANGE COURT, BRISE CRESCENT
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 545.29 SQ. FT / 50.66 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".