

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DF**



EPC Rating:

A ground floor one bedroom flat located in this 1988 Laing built block and offering ideal first time buyer or buy to let accommodation.

- Economy 7 heating
- Security entry phone system to communal door
- Allocated parking
- Residents parking
- 960 years lease
- Gross internal floor area of 384 sq ft (36 sq m) approximately
- Attractive landscaped garden overlooking stream to rear
- The nearest Stations are Neasden (Jubilee Line) or Wembley Park (Jubilee & Metropolitan Lines)

**PRICE: ..... £270,000.....LEASEHOLD**

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 ODF (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Entry phone system. Built-in storage cupboard.

**Reception Room/Kitchen:** 15'9" x 13'9" (4.80m x 3.95m). Laminate wood flooring. Electric storage heater. Double glazed rear aspect windows. Double glazed door to communal garden.

**Kitchen:** Double glazed side aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Induction hob with oven below and extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls.

**Bedroom (front):** 10'9" x 9'2" (3.27m x 2.80m). Double glazed front aspect window. Electric heater. Laminate wood flooring.

**Shower Room/WC:** 7'1" x 6'0" (2.16m x 1.81m). Shower cubicle. Wash hand basin with vanity unit. Low level WC. Storage cupboard with hot water tank.

**Lease:** 999 years from 1 July 1986 thus having approximately 960 years remaining.

**Ground Rent:** TBC

**Service Charge:** TBC

**Council Tax:** Band C.

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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.

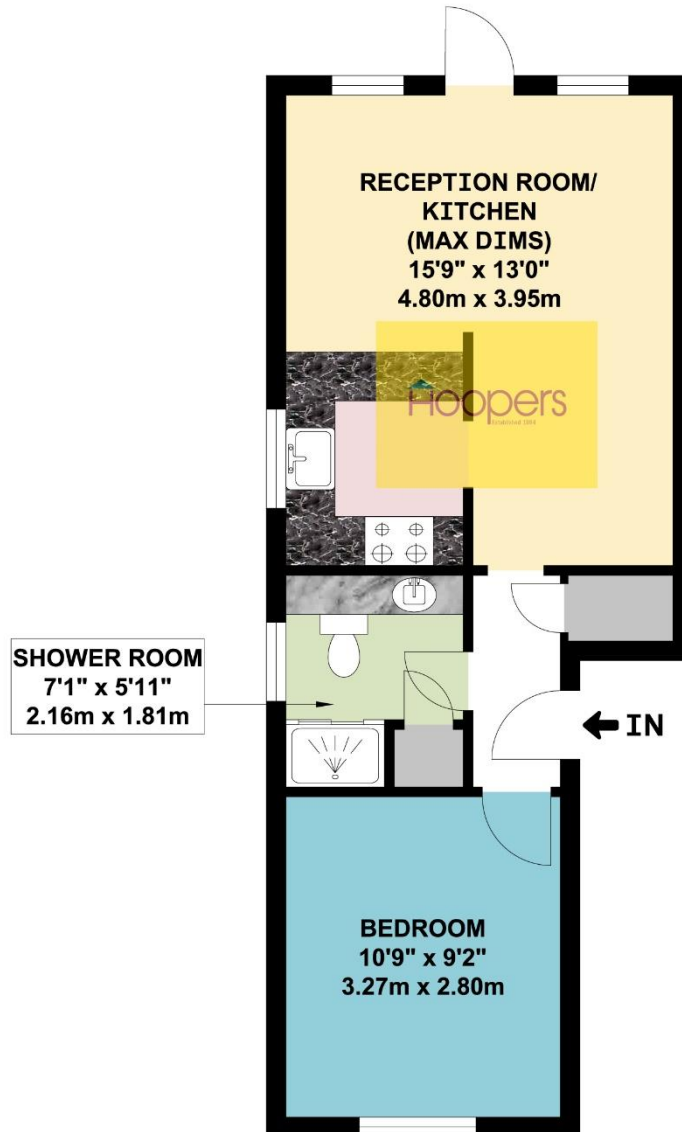


**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DF (CONTINUED)**



**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DF (CONTINUED)**

## **HARP ISLAND CLOSE LONDON NW10**



## **GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 383.94 SQ. FT / 35.67 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".