

## **BRAEMAR AVENUE, NEASDEN, LONDON, NW10 0DP**



EPC Rating: C

Presenting for sale this ground floor purpose built 1930's constructed maisonette offering ideal first time buyer accommodation and having the benefit of the following:

- Gas central heating
- Double glazed windows
- Share of freehold
- Own rear garden
- Chain free sale
- Lease in excess of 900 years
- Own front door to street
- Gross internal floor area of 469 sq ft (44 sq m) approximately
- The property is located within a few hundred yards of local bus services and shops at Blackbird Hill with the nearest Station being Neasden (Jubilee Line)

**PRICE: ..... £285,000.....SHARE OF FREEHOLD**

**BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge:** 12'6" x 11'2" (3.81m x 3.40m). Door to rear garden. Door to:

**Kitchen:** 8'9" x 8'0" (2.66m x 2.41m). Fitted wall and base cabinets. Sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Double glazed window and door to rear garden.

**Bedroom (front):** 13'1" x 12'2" (3.98m x 3.70m). Double glazed bay window. Built-in wardrobes.

**Bathroom/WC:** 10'5" x 5'8" (3.18m x 1.73m). Panelled bath with mixer tap. Low level WC. Vanity wash hand basin with mixer tap and drawers below. Ceramic tiled flooring. Double glazed window.

**External Features:** Own rear garden. Side pedestrian access.

**Lease:** 999 years from 25 March 2016 thus having 989 years remaining approximately.

**Council Tax:** Band C.

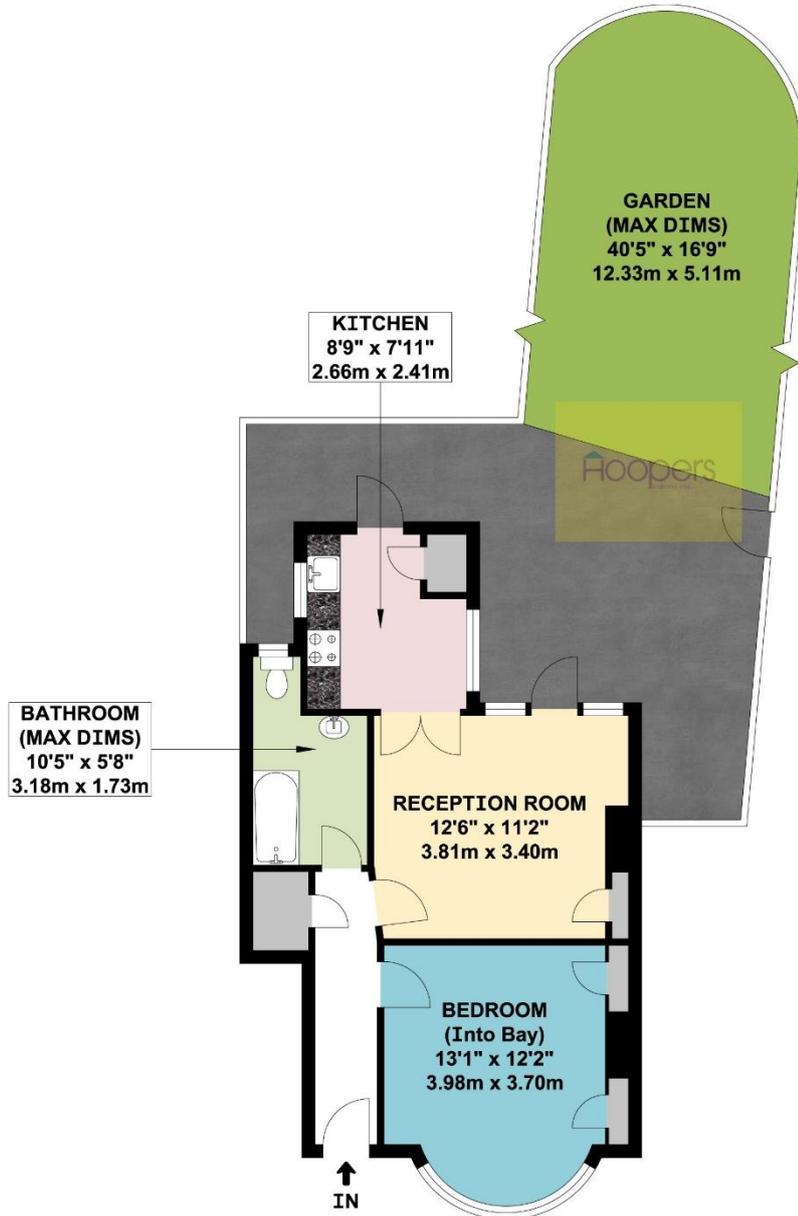
**PRICE: £285,000 SHARE OF FREEHOLD**

**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.

**BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)**



**BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)****BRAEMAR AVENUE  
LONDON NW10****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 469.41 SQ. FT / 43.61 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".