

LEELAND WAY (OFF BERMANS WAY), NEASDEN, NW10 1SA



EPC Rating: C

A third (top) floor two bedroom penthouse flat in this purpose built block and located within a few hundred yards of Neasden (Jubilee Line) tube station and local shops and bus services at Neasden shopping parade with its multitude of shops, eateries and bus services.

- 3rd (top) floor flat
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Private balcony
- Spacious lounge open plan with kitchen
- Well appointed kitchen
- Gross internal floor area of 617 sq ft (57 sq m) approximately
- Wood flooring throughout
- Gas central heating
- Double glazing
- Long lease
- Security entry phone system to main communal door
- Ideal for first time buyers or investors

PRICE:£420,000.....LEASEHOLD

LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)

The accommodation is arranged as follows:

Third Floor:

Entrance Hall: Entryphone system. Built-in cupboard. Wood flooring.

Kitchen/Reception Room: 10'8" x 7'4" (3.26m x 2.24m) x 11'1" x 11'1" (3.38m x 3.38m). **Kitchen area:** double glazed window. Single drainer stainless steel sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for washing machine. Wall mounted combination boiler. Part tiled walls. Wood flooring. Door to own private balcony. **Lounge area:** double glazed window. Wood flooring.

Bedroom 1: 16'9" x 10'10" (5.10m x 3.30m). Double glazed window. Wood flooring. Door to:

Ensuite Shower Room/WC: Shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls and flooring. Heated towel rail.

Bedroom 2: 12'9" x 9'1" (3.88m x 2.76m).. Double glazed window. Wood flooring.

Bathroom/WC: 8'1" x 5'7" (2.47m x 1.70m). Frosted double glazed window. Three-piece suite. Panelled bath with mixer tap, shower attachment and shower screen. Double length wash hand basin. Low level WC. Fully tiled walls and flooring. Heated towel rail.

External Features: Communal gardens.

Lease: From 13 October 2010 to 12 October 2135 thus having approximately 112 years remaining.

Service Charge: £1,700 p.a.

Ground Rent: £250.

PRICE: £420,000 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.

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LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)**LEELAND WAY
LONDON NW10****THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 57.34 SQ. FT / 617.20 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".