

SOUTHVIEW AVENUE, NEASDEN, LONDON, NW10



EPC Rating: D

We are delighted to bring to the market this fabulous first floor maisonette offering ready to move into accommodation for a first time buyer.

The property is situated within a few hundred yards of Neasden (Jubilee Line) Tube Station and the wonderful 80 acres of Gladstone Park with local bus services and shops being available within a few yards at Dudden Hill Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Own roof terrace
- Study area
- Own rear garden
- Lease over 900 years
- Gross internal floor area of 484 sq ft (45 sq m) approximately

PRICE:£349,950.....LEASEHOLD

SOUTHVIEW AVENUE, LONDON, NW10 1RE (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Landing: Hatch to loft space (not inspected).

Study Area:

Lounge: 11'5" x 10'10" (3.48m x 3.31m). Double glazed window. Open plan with:

Kitchen: 7'7" x 7'5" (2.31m x 2.26m). Frosted double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Induction hob with extractor hood above. Built-in separate electric oven. Plumbing for washing machine. Part tiled walls. Double glazed door to own private balcony.

Bedroom (front): 14'1" x 11'4" (4.30m x 3.45m). Double glazed bay window.

Bathroom/WC: 10'8" x 4'0" (3.25m x 1.22m). Double glazed oriel bay window. Further double glazed front aspect window. Panelled bath with mixer tap and shower attachment with both shower screen and curtain rail. Wash hand basin. Low level WC. Part tiled walls.

External Features: Own private balcony with stairs leading down to own rear garden.

Lease: 999 years from 23 March 1952 thus having 927 years remaining approximately.

PRICE: **£349,950** **LEASEHOLD**

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

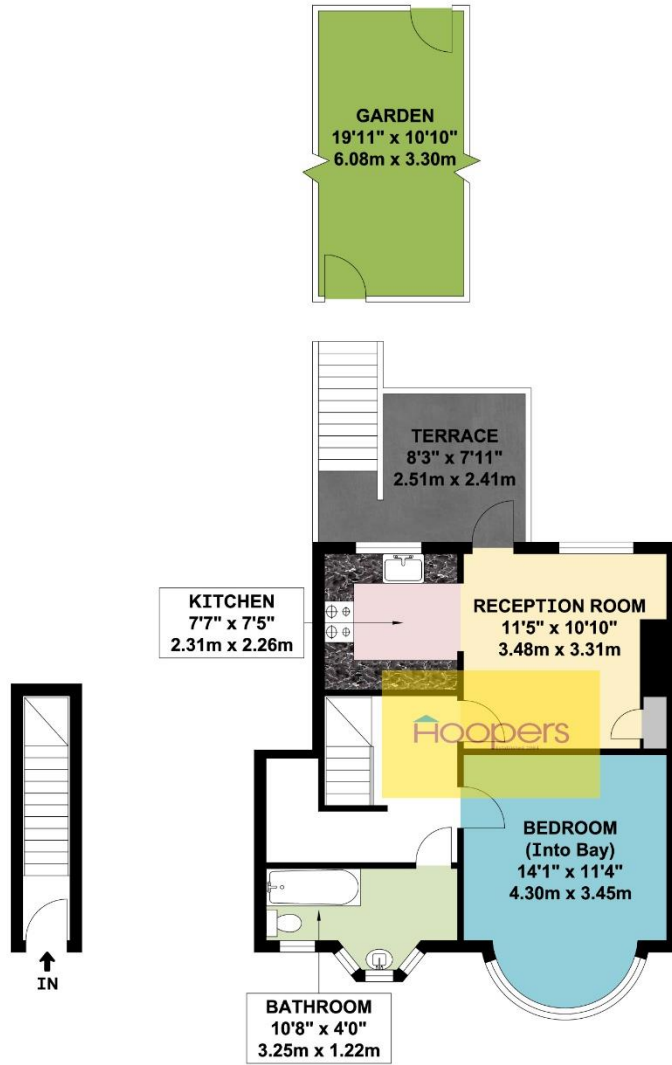
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

SOUTHVIEW AVENUE, LONDON, NW10 1RE (CONTINUED)



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**SOUTHVIEW AVENUE
LONDON NW10**



GROUND FLOOR

FIRST FLOOR

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 481.57 SQ. FT / 44.74 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".