

**BANTING HOUSE, AINSWORTH CLOSE, LONDON, NW2 7ED**



EPC Rating: C

A spacious, purpose-built duplex ex local authority maisonette arranged over two floors, offering well proportioned rooms and comfortable living environment.

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Private balcony
- Communal gardens
- Gross internal floor area of 818 sq ft (76 sq m) approximately
- The property is located within a few hundred yards of local bus services and shops at Coles Green Road.
- The nearest Station is Brent Cross West (overground trains) which is 10 minutes walk and Dollis Hill Station (Jubilee Line) which is about 10-15 minutes walk
- Brent Cross shopping complex is approximately 1 to 2 miles radius

**PRICE: ..... £355,000.....LEASEHOLD**

**BANTING HOUSE, AINSWORTH CLOSE, LONDON, NW2 7ED (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs storage cupboard.

**Kitchen (front):** 13'9" x 8'8" (4.19m x 2.64m). Fitted wall and base cupboards with work surfaces above. Gas cooker. Double glazed window. Stainless steel sink unit with mixer tap. Storage cupboard. Wall mounted boiler.

**Lounge (rear):** 14'8" x 11'11" (4.23m x 3.63m). Double glazed window. Door to balcony.

**First Floor:**

**Landing:** Storage cupboard.

**Bedroom 1 (rear):** 11'11" x 11'1" (3.64m x 3.38m). Two double glazed windows. Built-in storage cupboard.

**Bedroom 2 (front):** 11'11" x 11'10" (3.63m x 3.61m). Two double glazed windows.

**Bathroom:** 8'4" x 4'8" (2.53m x 1.42m). Panelled bath with mixer tap and shower attachment. Wash hand basin. Built in storage cupboard. Partly tiled walls.

**Separate WC:** Low level WC.

**External Features:** Front and rear communal gardens. Resident parking.

**Lease:** 125 years from 2 April 1980, thus having approximately 89 years remaining.

**Ground rent:** £10 p.a.

**Council Tax:** Band C.

**PRICE: £355,000 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.

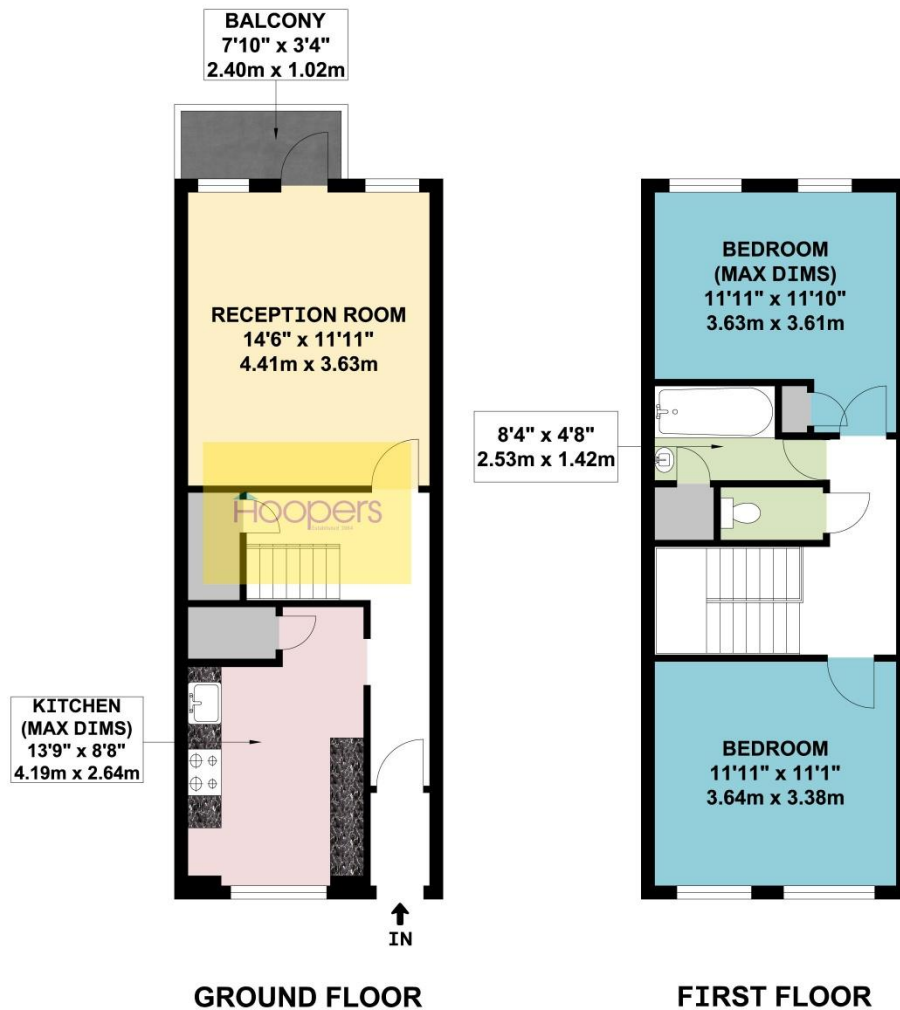


**BANTING HOUSE, AINSWORTH CLOSE, LONDON, NW2 7ED (CONTINUED)**



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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 818.05 SQ. FT / 76.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 844.32 SQ. FT / 78.44 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".