

BRYN HOUSE, BROADFIELDS WAY, LONDON, NW10 1RF



EPC Rating: C

A second floor two bedroom flat in this development constructed circa 1990 and presented in good order and offered with vacant possession. The property is situated off Southview Avenue providing easy access to both Neasden Station and Neasden Shopping parade with its multiple shopping and bus services. Viewing highly recommended.

Benefits include:

- 2 Bedrooms
- 18' Lounge
- Fitted kitchen
- Modern shower room/WC
- Double glazing
- Gross internal floor area of 558 sq ft (52 sq m) approximately
- Entry phone system
- Main bedroom with en-suite dressing area
- Electric heating
- Close to Neasden Station (Jubilee Line)
- Ideal for first time buyers and investors
- Vacant possession
- Viewing highly recommended

PRICE:£380,000.....LEASEHOLD

BRYN HOUSE, BROADFIELDS WAY, LONDON, NW10 1RF (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Entry phone system. Built-in cupboard. Wood laminate flooring.

Lounge: 18'1" x 10'6" (5.5m x 3.2m). Double glazed window. Carpet.

Kitchen: 8'1" x 7'9" (2.5m x 2.4m). Double glazed window. Sink unit with mixer taps and cupboards below. Fitted wall and base units with work surfaces. Electric hob with oven below and extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls.

Bedroom 1: 11'1" x 8'5" (3.4m x 2.6m). Double glazed window. Archway to en-suite dressing area comprising fitted mirror fronted floor to ceiling wardrobes. Vanity wash hand basin with cupboard below. Wood laminate flooring.

Bedroom 2: 11'1" x 5'9" (3.4m x 1.8m). Double glazed window. Fitted mirror fronted wardrobe. Wood laminate flooring.

Shower Room/WC: 7'9" x 6'8" (2.4m x 2.0m). Shower cubicle with electric shower. Ornate vanity wash hand basin with cupboard below. Low level WC. Medicine cabinet. Fully tiled walls.

External features: Communal gardens with parking facilities.

Lease: 125 years from 10 February 2006 thus having approximately 108 years remaining.

Service charge: £137.63 per month approximately.

Ground rent: £0 as advised by the vendor.

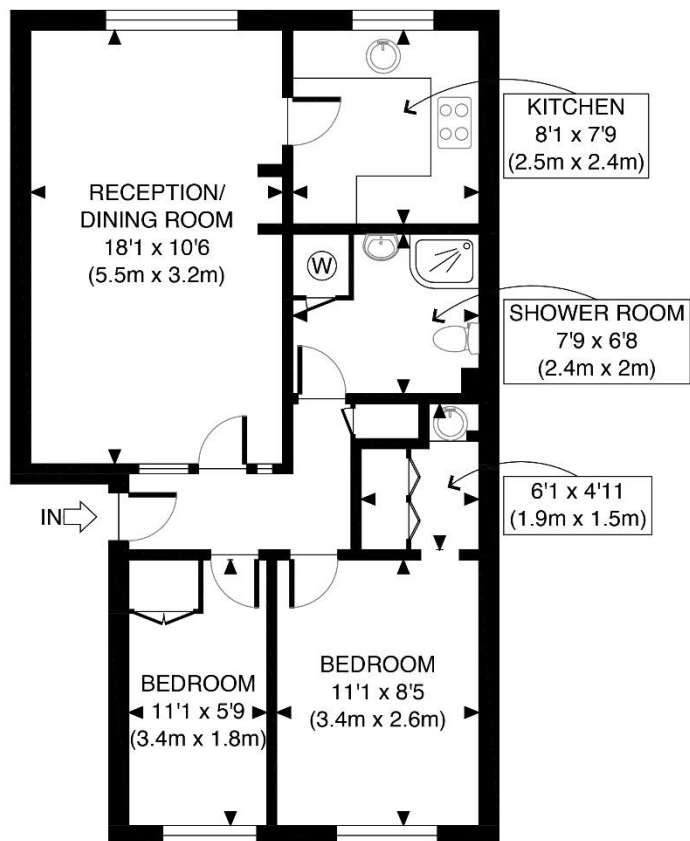
PRICE: **£380,000** **FREEHOLD**

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.

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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 558 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT / 52 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	Byrn House
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