

VILLAGE WAY, NEASDEN, LONDON, NW10 0LL



EPC Rating: D

We are pleased to be able to bring to the market this ground floor spacious maisonette spanning some 766 sq ft (71 sq m) and located at the junction of Village Way with West Way and therefore the property is located within a few hundred yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line). The property benefits its own front door to street and own rear garden and offers two double bedrooms, spacious lounge, kitchen and bathroom.

The property is being offered with the freehold of the entire building and albeit the flat needs modernising we believe this is reflected in the price being sought for the maisonette. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Two double bedrooms
- Own rear garden
- Freehold of the entire building
- Chain free sale
- Refurbishment opportunity
- Gross internal floor area of 766 sq ft (71 sq m) approximately

PRICE:£359,950.....FREEHOLD

VILLAGE WAY, NEASDEN, LONDON, NW10 0LL (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge: 16'4" x 13'9" (4.97m x 4.20m). Wood flooring. Built-in cupboard. Double glazed window.

Kitchen: 12'2" x 6'6" (3.70m x 1.97m). Built-in wall and base cabinets with work surfaces above. Single drainer sink unit. Plumbed for washing machine. Built-in gas hob with split level oven. Door to garden.

Bedroom 1 (front): 14'5" x 12'10" (4.40m x 3.90m). Double glazed bay window. Wood flooring.

Bedroom 2: 13'1" x 11'9" (3.98m x 3.58m). Built-in wardrobes. Feature fireplace. Double glazed patio doors to rear garden.

Bathroom/WC: 10'0" x 6'10" (3.05m x 2.08m). Panelled bath with mixer tap and hand shower. Low level WC. Pedestal wash hand basin. Understairs storage cupboard. Double glazed windows.

External Features: Own rear garden.

Lease: 150 years from 28 September 2001 thus having approximately 127 years remaining.

Council Tax: Band C.

<u>PRICE:</u>	<u>£359,950</u>	<u>FREEHOLD</u>
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

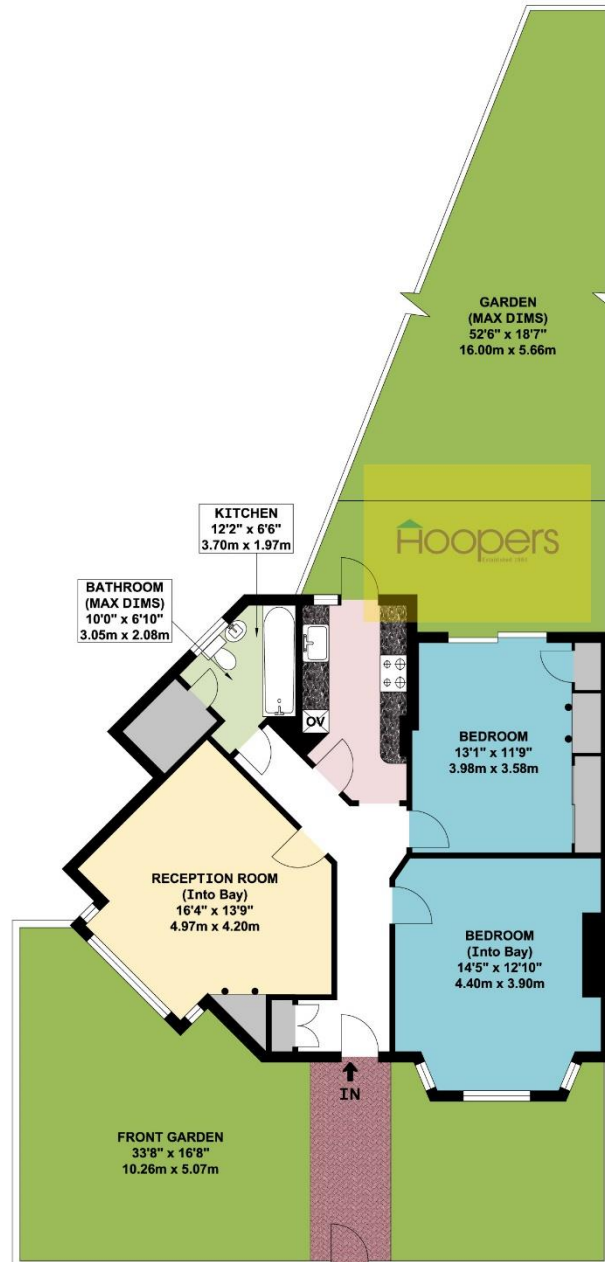
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

VILLAGE WAY, NEASDEN, LONDON, NW10 0LL (CONTINUED)



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**VILLAGE WAY
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 766.28 SQ. FT / 71.19 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".