

**BRAEMAR AVENUE, NEASDEN, LONDON, NW10 0DS**



EPC Rating:

**SUITABLE FOR CASH BUYERS ONLY AS THE LEASE HAS ONLY 46 YEARS TO RUN**

We bring to the market this first floor one bedroom purpose built maisonette benefitting from the following:-.

- Chain free sale
- Gas central heating
- Double glazed windows
- Own rear garden
- Garage to rear
- Gross internal floor area of 445 sq ft (41 sq m) approximately

**PRICE: ..... £230,000.....LEASEHOLD**

**BRAEMAR AVENUE, LONDON, NW10 0DS (CONTINUED)**

The accommodation is arranged as follows:

Internal staircase to:

**First Floor:**

**Landing:** Hatch to loft space (not inspected)

**Lounge (front):** 13'3" x 11'2" (4.03m x 3.40m). Double glazed bay window.

**Bedroom (rear):** 11'3" x 10'7" (3.42m x 3.23m). Double glazed window.

**Kitchen:** 10'6" x 10'2" (3.20m x 3.11m). Doors to:

**Conservatory Lean to Extension:** 7'9" x 5'7" (2.37m x 1.70m). Staircase leading to rear garden.

**Shower Room/WC:** 6'9" x 6'0" (2.07m x 1.83m). Corner shower cubicle, wash hand basin and low level WC.

**External Features:** Own rear garden. Garage to rear.

**Lease:** 23 March 1984 to 2 March 2071 thus having 87 years remaining approximately.

**Ground Rent:** £120 p.a.

**Service Charge:**

**Council Tax:** Band C.

**PRICE: £230,000 LEASEHOLD**

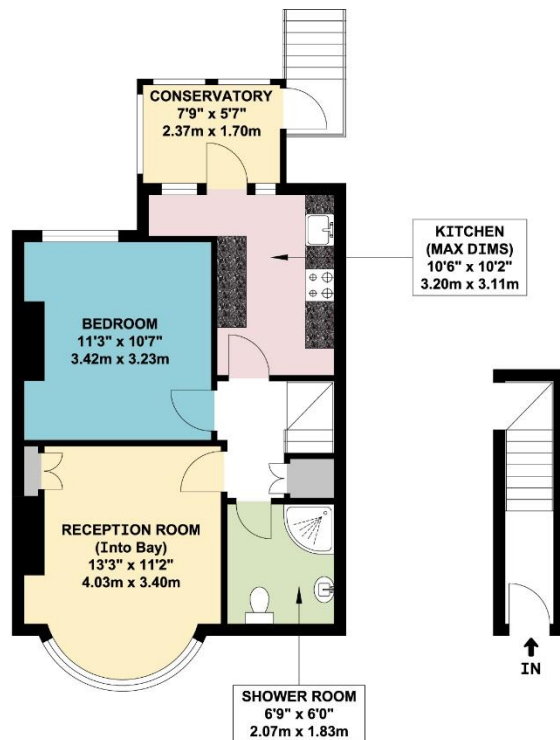
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**BRAEMAR AVENUE, LONDON, NW10 0DS (CONTINUED)**



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**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 445.41 SQ. FT / 41.38 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 488.68 SQ. FT / 45.40 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".