

## **CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS**



EPC Rating: B

We are delighted to bring to the market this second floor spacious 7 year old (approximately) three bedroom/two bathroom flat offering generous accommodation for a family or potentially as a buy-to-let investment. The flat spans some 1054 sq ft and is situated at the junction of Neasden Lane with Willesden High Road and is therefore within a few yards of local bus services and shops at Willesden High Road with Neasden (Jubilee Line) Station being within a ten minute walk approximately.

Benefits include:-

- Gas central heating
- Double glazed windows
- Generous sized exclusive balcony
- Security entry phone system for access
- Elevator to building.
- Residents amenity area
- Two bathrooms (one ensuite to bedroom 1)
- Air quality control unit
- Spacious open plan living room/kitchen with integrated appliances
- Three good sized bedrooms
- Balance of new build warranty (approximately 3 years remaining)
- Gross internal floor area of 1,054 sq ft (98 sq m) approximately including balcony

**PRICE: ..... £499,000.....LEASEHOLD**

**CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Wood flooring. Large built-in cupboard with plumbing for washing machine, space for dryer, air quality control unit, boiler and ample storage space.

**Open plan Lounge/Kitchen:** 27'8" x 12'8" (8.43m x 3.86m). Door to terrace. Downlights to ceiling. Wood flooring. Double glazed window. **Kitchen Area:** Stainless steel sink unit. Fitted matching wall and base cabinets with work surfaces above. Built-in electric ceramic hob with extractor hood above and split level oven. Integrated fridge/freezer and dishwasher.

**Bedroom 1:** 17'4" x 12'8" (5.28m x 3.86m). Door to terrace. Built-in mirror fronted wardrobes. Door to:

**Ensuite Shower Room/WC:** 7'2" x 5'2" (2.18m x 1.58m). Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Tiled flooring. Heated towel rail. Downlights to ceiling.

**Bedroom 2:** 11'10" x 9'10" (3.61m x 3.00m). Double glazed window.

**Bedroom 3:** 10'6" x 8'9" (3.20m x 2.67m). Double glazed window.

**Bathroom/WC:** 8'8" x 6'5" (2.65m x 1.95m). Tiled flooring. Panelled bath with shower attachment above bath and shower screen. Low level WC with concealed cistern. Wash hand basin. Partly tiled walls.

**External Features:** Own south facing balcony. Communal amenity space to first floor.

**Lease:** 125 years from 31<sup>st</sup> July 2018, thus having 118 years remaining approximately.

**Ground Rent:** £350 p.a.

**Service Charge:** £4,500 p.a. approximately.

**Council Tax:** Band D.

**PRICE: £499,000 LEASEHOLD**

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

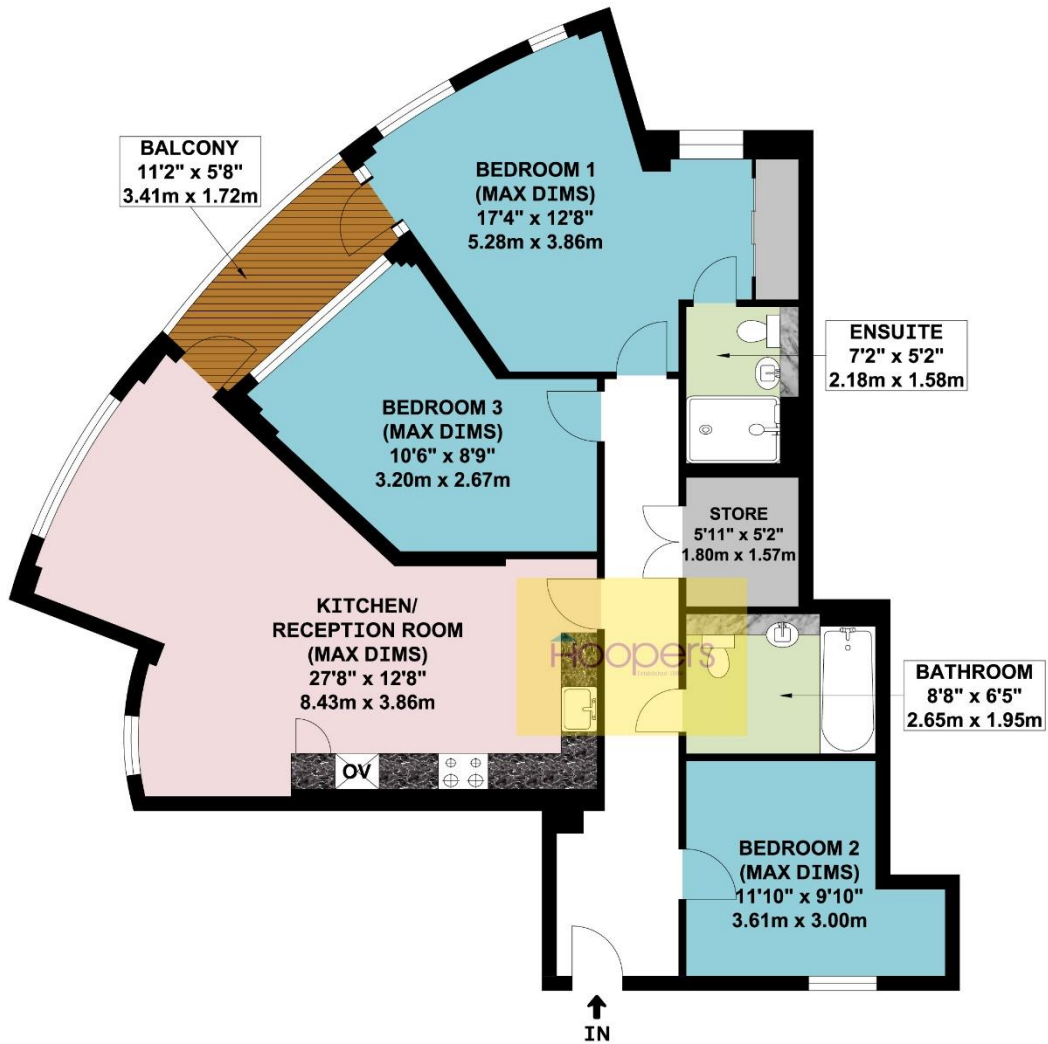
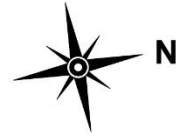
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS (CONTINUED)**



**CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS (CONTINUED)**

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LONDON NW10**



**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1006.42 SQ. FT / 93.50 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 1054.00 SQ. FT / 97.92 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".