

BERMANS WAY, LONDON, NW10 1SB



EPC Rating: D

An opportunity to purchase a first floor purpose built maisonette which is situated in this desirable residential road running between Dudden Hill Lane and Neasden Lane. The property is within minutes of Neasden shopping parade with its multiple bus services and Neasden Station (Jubilee Line).

The property is offered with no upper chain and due to its location is ideal for first time buyers and investors alike. Viewing is highly recommended.

- First floor maisonette
- Own front door to street
- Two good size bedrooms
- Double glazing
- Gas central heating
- Potential for loft conversion (subject to landlords' consent)
- Own rear garden
- Ideal for first time buyers/investors
- The property is located within a few hundred yards Neasden shopping parade and its multiple bus services
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- Gross internal floor area of 628 sq ft (58 sq m) approximately
- Viewing highly recommended.
- Chain free sale

PRICE:£425,000.....LEASEHOLD

BERMANS WAY, LONDON. NW10 1SB (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Landing: Double glazed side aspect window. Access to loft (not inspected).

Lounge (rear): 14'3" x 11'0" (4.35m x 3.35m). Double rear aspect window. Wood laminate flooring.

Kitchen: 11'4" x 6'2" (3.45m x 1.88m). Double side aspect window. Single drainer sink unit with mixer tap and cupboard below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Space for fridge freezer. Wall mounted 'combi' boiler. Part tiled walls. Double glazed door with stairs to own section of rear garden.

Bedroom 1 (front): 12'9" x 11'0" (3.89m x 3.35m). Double rear aspect window.

Bedroom 2 (front): 9'5" x 7'10" (2.88m x 2.40m). Double rear aspect window.

Bathroom/WC: 8'0" x 4'8" (2.45m x 1.42m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls and tiled flooring.

External features: Own rear garden.

Lease: From 16 November 2006 to 24 June 2131, thus having 108 years remaining approximately.

PRICE: **£425,000** **LEASEHOLD**

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

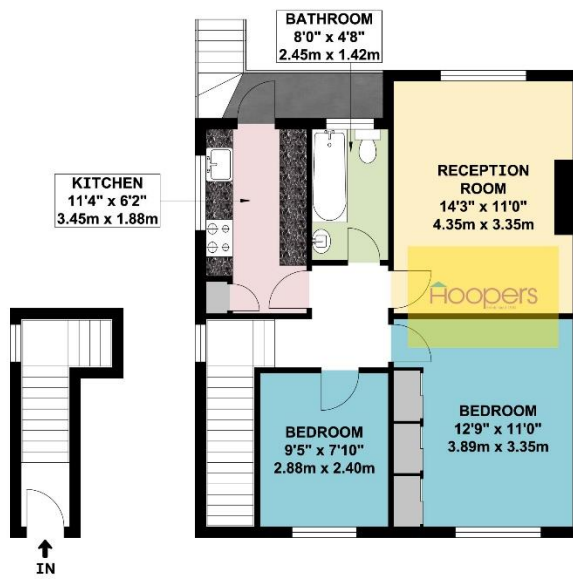
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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**BERMANS WAY
LONDON NW10**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 627.64 SQ. FT / 58.31 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".