

**HARP ISLAND CLOSE, OFF BRAEMAER AVENUE, LONDON, NW10 0DQ**



EPC Rating:

A first floor studio flat located in this 1988 Laing built block and offering ideal first time buyer or buy to let accommodation

- Economy 7 heating
- Double glazed windows
- Security entry phone system to communal door
- Kitchen
- Bathroom
- Residents parking
- Attractive landscaped garden overlooking stream to rear
- The nearest stations are Neasden (Jubilee Line) or Wembley Park (Jubilee & Metropolitan Lines)

**PRICE: ..... £185,000.....LEASEHOLD**

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 ODQ (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Storage cupboard.

**Studio:** 15'7" x 13'6" (4.75m x 4.11m). Bay window. Open plan with:

**Kitchen:** 7'5" x 5'8" (2.26m x 1.72m). Fitted wall and base cupboards. Plumbing for washing machine. Double glazed window. Electric cooker. Sink with mixer tap.

**Shower Room/WC:** 7'5" x 4'7" (2.26m x 1.40m). Wash hand basin with vanity unit. Shower cubicle. WC with concealed cistern.

**Lease:** 125 years from 1 July 1986, thus 92 years remaining approximately.

**Ground Rent & Service Charge:** To be confirmed.

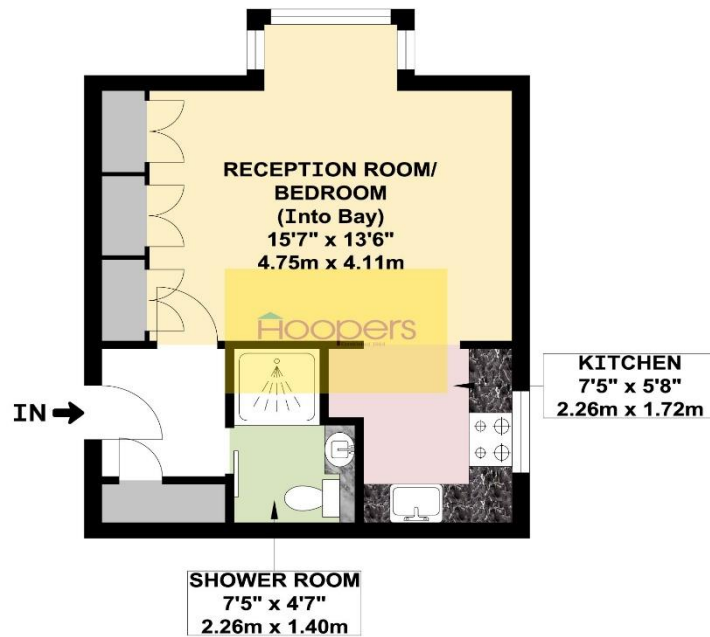
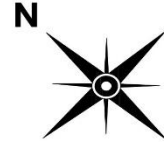
**PRICE: £185,000 LEASEHOLD**

**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.

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DQ (CONTINUED)**



**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DQ (CONTINUED)****HARP ISLAND CLOSE  
LONDON NW10****FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 302.03 SQ. FT / 28.06 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".