

## **BERMANS WAY, LONDON, NW10 1SB**



EPC Rating:

We are delighted to bring to the market this well presented two bedroom first floor maisonette and located in this popular residential street and the property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Own rear garden
- Own front door to street
- Loft space
- Utility Room
- New 125 year lease to be granted on completion of the sale
- Freehold of entire building
- The property is located within a few hundred yards of Neasden Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park.
- Locals shops can be found within a few hundred yards at Neasden
- Gross internal floor area of 609 sq ft (57 sq m) approximately

**PRICE: .....£399,000.....FREEHOLD**

**BERMANS WAY, LONDON. NW10 1SB (CONTINUED)**

The accommodation is arranged as follows:

Internal Staircase to:

**First Floor:**

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

**Lounge (rear):** 14'3" x 10'10" (4.3m x 3.3m). Double glazed window.

**Bedroom 1 (front):** 12'9" x 10'10" (3.9m x 3.3m). Double glazed window. Built-in wardrobes.

**Bedroom 2 (front):** 9'2" x 8'0" (2.8m x 2.4m). Double glazed window. Built-in cupboards. Wood flooring.

**Kitchen (rear):** 11'5" x 6'0" (3.5m x 1.8m). Matching wall cupboards and base cupboards with work surfaces above. Stainless steel sink unit. Gas cooker point. Plumbed for washing machine. Door to:

**Utility Room:** 8'10" x 3'0" (2.7m x 0.9m). Access to rear garden.

**Shower Room/WC:** 7'9" x 4'7" (2.4m x 1.4m). Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail.

**External Features:** Own rear garden. Side pedestrian access.

**Lease:** A new lease of 125 years will be granted on completion.

**Council Tax:** Band C.

**PRICE: £399,000 FREEHOLD**

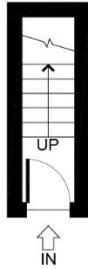
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

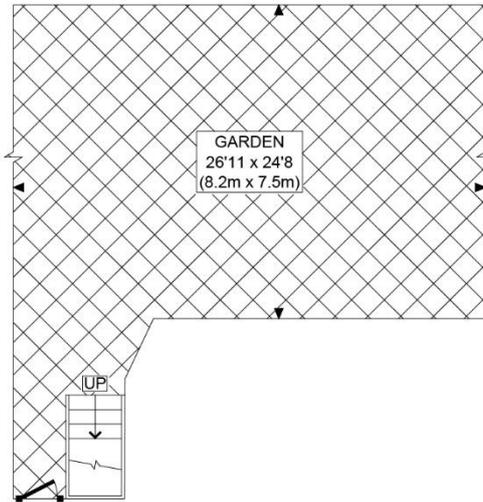
**BERMANS WAY, LONDON, NW10 1SB (CONTINUED)**



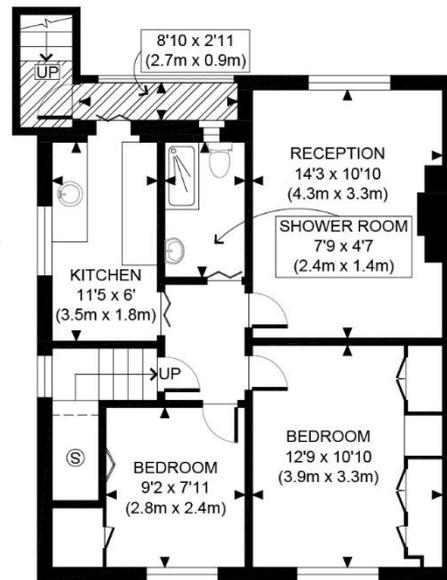
**BERMANS WAY, LONDON. NW10 1SB (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 32 SQ FT



GROUND FLOOR



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 577 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Bermans Way</p>
	<p>date 20/03/26</p> <p><b>photoplan</b> </p>