

CANALETTO COURT, NEASDEN LANE, LONDON, NW10 2TS



EPC Rating: B

We are delighted to bring to the market this beautifully presented immaculate spacious third floor two double bedroom apartment constructed some 5 years ago approximately and having the benefit of a balance new build warranty.

The property enjoys a spacious open plan lounge/kitchen measuring some 21'2" x 19'4", has two bedrooms and two bathrooms (one ensuite). Benefits include:-

- Exclusive south facing balcony
- Reserved parking space
- Communal amenity space to first floor level
- Entry phone system to communal door
- Elevator to all floors
- Gas central heating
- Double glazed windows
- Lease in excess of 990 years
- Gross internal floor area of 756 sq ft (70 sq m) approximately excluding balcony
- The property is located within a few yards of local shops and bus services with the nearest Stations being Neasden or Dollis Hill (Jubilee line)

PRICE:£450,000.....LEASEHOLD

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

The accommodation is arranged as follows:

Internal staircase to:

Third Floor:

Entrance Hall: Built-in cupboard housing central heating and hot water controls and storage space.

Lounge open plan with Kitchen/Diner: 21'2" x 19'4" (6.44m x 5.89m). Door to balcony. Double glazed window to rear. **Kitchen Area:** Fitted with a range of eye level wall mounted cabinets with matching base cabinets with stone worktops above and tiled surrounds. Centre island unit. Integrated appliances including electric hob with oven below and extractor hood above hob, fridge/freezer, dishwasher and washing machine. Sink unit with mixer tap. Downlights to ceiling. Wood flooring. Cupboard with air circulation system.

Bedroom 1: 14'0" x 9'9" (4.26m x 2.97m). Double glazed window. Downlights to ceiling. Built-in mirror fronted wardrobes. Door to:

Ensuite Shower Room/WC: 7'2" x 5'0" (2.18m x 1.53m). Walk-in shower unit. Low level WC with concealed cistern. Wash hand basin with mixer tap. Ceramic tiled flooring and heated towel rail.

Bedroom 2: 13'10" x 10'1" (4.22m x 3.07m). Double glazed window. Built-in wardrobes and dressing table to one wall.

Family Bathroom/WC: 6'9" x 6'5" (2.05m x 1.95m). Partly tiled walls. Ceramic tiled flooring. Heated towel rail. Low level WC with concealed cistern. Downlights to ceiling. Panelled bath with integrated shower above bath and shower screen. Vanity wash hand basin with mixer tap.

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

Lease: 999 years from 1st January 2018, thus having 993 years remaining approximately.

Ground Rent: £500 p.a.

Service Charge: £3,000 p.a. approximately.

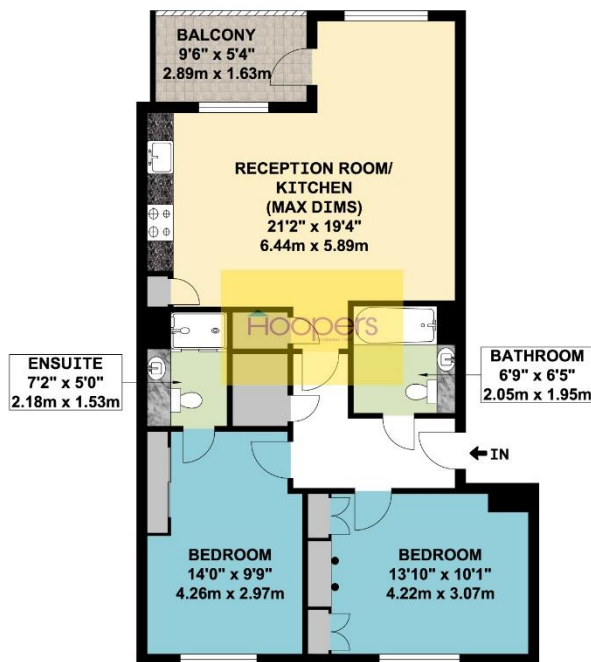
PRICE: £450,000 LEASEHOLD

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)**CANALETTO COURT, NEASDEN LANE
LONDON NW10****THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 756.38 SQ. FT / 70.27 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 807.29 SQ. FT / 75.00 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".