

NEASDEN LANE NORTH, LONDON, NW10 0DG



EPC Rating: D

We are pleased to be able to offer for sale this first floor two bedroom purpose built 1930's constructed maisonette offering ideal accommodation for a first time buyer or alternative a buy-to-let investment.

The property is ready to move into condition and benefits the following:-

- Gas central heating
- Double glazed windows
- Roof terrace
- Own rear garden
- Own front door to street
- Chain free sale
- Gross internal floor area of 570 sq ft (53 sq m) approximately
- Lease of 72 years approximately
- The property is situated within a few hundred yards of multiple shopping facilities at Neasden with local bus routes being within a few yards and the nearest Station being Neasden (Jubilee Line) being approximately half a mile.
- Brent Cross shopping complex is approximately 2 miles radius.

PRICE:£350,000.....LEASEHOLD

NEASDEN LANE NORTH, LONDON, NW10 0DG (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor: Landing

Lounge (rear): 13'3" x 12'8" (4.05m x 3.86m). Double glazed bay window.

Bedroom 1 (front): 14'0" x 9'4" (4.24m x 2.85m). Double glazed bay window.

Bedroom 2 (front): 9'6" x 7'5" (2.89m x 2.26m). Double glazed oriel window.

Kitchen: 8'9" x 8'5" (2.67m x 2.57m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled walls. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Stainless steel sink unit. Tiled flooring. Downlights to ceiling. Door to roof terrace.

Bathroom/WC: 7'11" x 6'2" (2.41m x 1.88m). With three piece white suite of panelled bath, pedestal wash hand basin and low level WC. Tiling to walls and floor. Storage cupboard.

Roof Terrace: 9'0" x 7'10" (2.74m x 2.40m). With staircase leading down to own exclusive rear garden.

External Features: Garage space/off street parking to rear (accessed via Press Road).

Lease: 99 years from 24 June 1996, thus having 72 years remaining approximately.

Ground Rent:

Service Charge:

PRICE: £350,000 LEASEHOLD

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

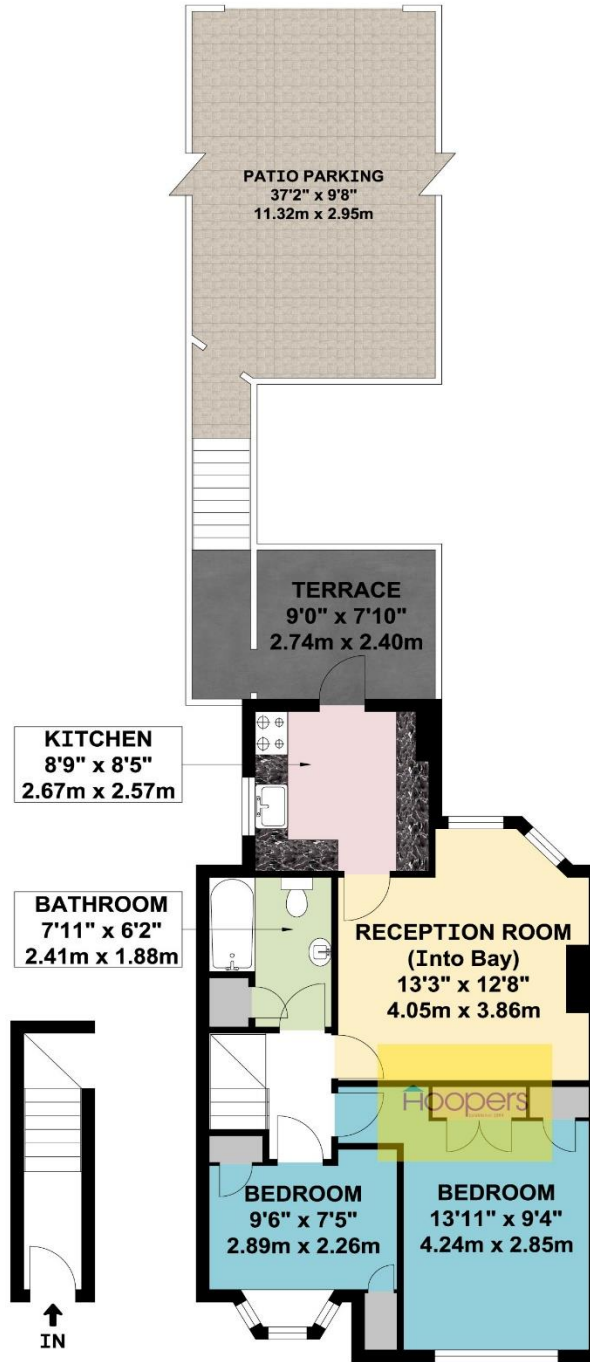
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

APPROX. GROSS INTERNAL FLOOR AREA 569.94 SQ. FT / 52.95 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".