

RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL



EPC Rating: D

Presenting for sale a first floor 2 double bedroom flat and situated in a purpose built development of similar flats constructed circa 1930 and situated on the borders of Harlesden and Kensal Rise and almost opposite award winning Roundwood Park and 5 minute walk to King Edwards Park and Willesden Sports Centre. The area is also within the catchment area of several schools ranked “outstanding” by Ofsted.

The flat is well served by local shops and several bus routes. Willesden Junction, Kensal Rise Station and all the shops and restaurants in Chamberlain Road are less than 20 minutes walk from the flat.

Benefits include:-

- Gas central heating
- Double glazed windows
- 2 good sized bedrooms
- Chain free sale
- Communal gardens to rear
- Security entry phone system to communal door
- Ideal first time buyer flat or for buy-to-let purposes
- Gross internal floor area of 657sq ft (61sq m) approximately
- Lease 182 years remaining approximately

PRICE: £375,000.....LEASEHOLD

RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Wood flooring. Entry phone. Storage cupboard.

Lounge: 11'3" x 10'5" (3.43m x 3.18m) Wood flooring. Double glazed window.

Kitchen: 10'7" x 7'0" (3.23m x 2.14m). Tiled floor. Fitted wall and base cabinets with work surfaces above. Door to staircase leading to garden. Electric hob with oven below and extractor hood above hob. Stainless steel sink unit with mixed tap. Plumbing for washing machine. Wall mounted boiler. Built-in additional cupboard. Double glazed window.

Bedroom (front): 13'6" x 12'2" (4.11m x 3.70m). Wood flooring. Double glazed window.

Bedroom (rear): 12'2" x 11'1" (3.7m x 3.38m) Wood flooring. Double glazed window. Built-in wardrobes.

Shower Room/WC: 6'9" x 6'2" (2.06m x 1.88m). Double width shower cubicle. Vanity wash hand basin with mixer tap. Low level WC. Double glazed window. Fully tiled floor.

External features: Communal rear garden.

Lease: 182 years remaining approximately.

Service Charge: £1,300 p.a.

Council Tax: £1,636.28 p.a.

PRICE: £375,000 LEASEHOLD

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

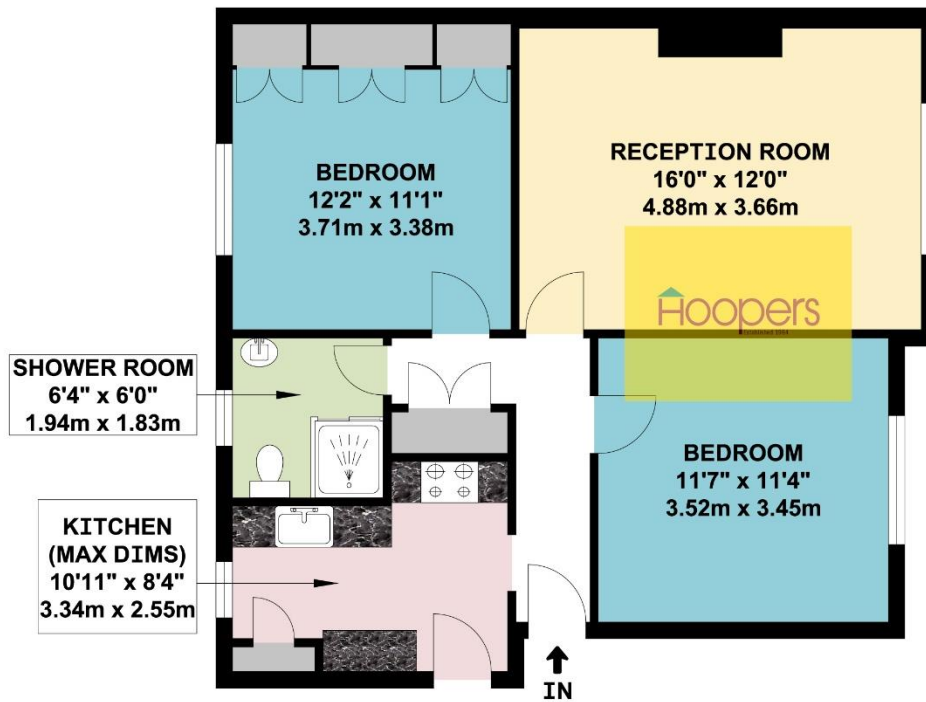
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL (CONTINUED)



RIVINGTON DRIVE, LONGSTONE AVENUE, NW10 3RL (CONTINUED)

**RIVINGTON COURT, LONGSTONE AVENUE
LONDON NW10**

**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 656.81 SQ. FT / 61.02 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".