

TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RX



EPC Rating: D

We are pleased to be able to bring to the market this first floor purpose built 1930's style maisonette which is situated towards the Neasden roundabout end of Tanfield Avenue and is therefore located within a few hundred yards of Neasden shops and bus services with the nearest Station being Neasden (Jubilee Line). Benefits include;-

- Gas central heating
- Double glazed windows
- Chain free sale
- Own rear garden
- Lease over 900 years
- Own front door to street
- Gross internal floor area of 671 sq ft (62 sq m) approximately

PRICE:£375,000.....LEASEHOLD

TANFIELD AVENUE, LONDON, NW2 7RX (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected). Built-in cupboard.

Lounge (rear): 13'5" x 12'6" (4.08m x 3.80m). Double glazed window. Built-in cupboards.

Kitchen: 12'0" x 11'2" (3.64m x 3.41m). Built-in cupboards. Plumbed washing machine. Sink unit.

Bedroom 1 (front): 13'5" x 12'6" (4.08m x 3.82m). Double glazed window. Built-in wardrobes.

Bedroom 2 (rear): 9'1" x 7'1" (2.77m x 2.17m). Double glazed window.

Bathroom/WC: Panelled bath with mixer tap and shower above with shower screen. Low level WC and pedestal wash hand basin. Tiling to floor and walls.

External Features: Own rear garden.

Lease: 999 years from 24 June 1951 thus having 925 years remaining approximately.

Ground Rent: £7.00 p.a.

Council Tax: Band C.

<u>PRICE:</u>	<u>£375,000</u>	<u>LEASEHOLD</u>
----------------------	------------------------	-------------------------

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.

TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)

TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**TANFIELD AVENUE
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 670.91 SQ. FT / 62.33 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".