

NEASDEN LANE, LONDON, NW10 1QA



EPC Rating: B

Presenting for sale this one bedroom third floor flat located on the top floor of a purpose built development. Although the original development was constructed in the 1930's the subject property was added later some ten years ago approximately.

The property is well presented and is ideally located within a few yards of Neasden (Jubilee Line) Tube Station and is an ideal starter flat. Benefits include:-

- Own balcony
- Spacious open plan fitted kitchen/living area
- Double bedroom
- Bathroom/WC
- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 495 sq ft (46 sq m) approximately

PRICE: £297,500.....LEASEHOLD

NEASDEN LANE, LONDON, NW10 1QA (CONTINUED)

The accommodation is arranged as follows:

Third Floor:

Entrance Hall: Built-in cupboard.

Lounge/Kitchen: 24'0" x 12'8" (7.30m x 3.86m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in hob with oven below and extractor hood above hob. Sink unit. Plumbing for washing machine. Wood laminate flooring. Double glazed windows and double glazed patio doors to balcony.

Bedroom: 12'6" x 10'8" (3.82m x 3.24m). Double glazed window.

Bathroom/WC: 6'5" x 6'0" (1.96m x 1.82m). Panelled bath with shower above bath and shower screen. Vanity wash hand basin with drawer below. Low level WC with concealed cistern. Tiling to floor and walls.

Lease: 125 years from 9 November 2010 thus having approximately 110 years remaining.

Ground Rent: £400 p.a.

Service Charge: £1,700 p.a.

Council Tax: Band C.

PRICE: £297,500 LEASEHOLD

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

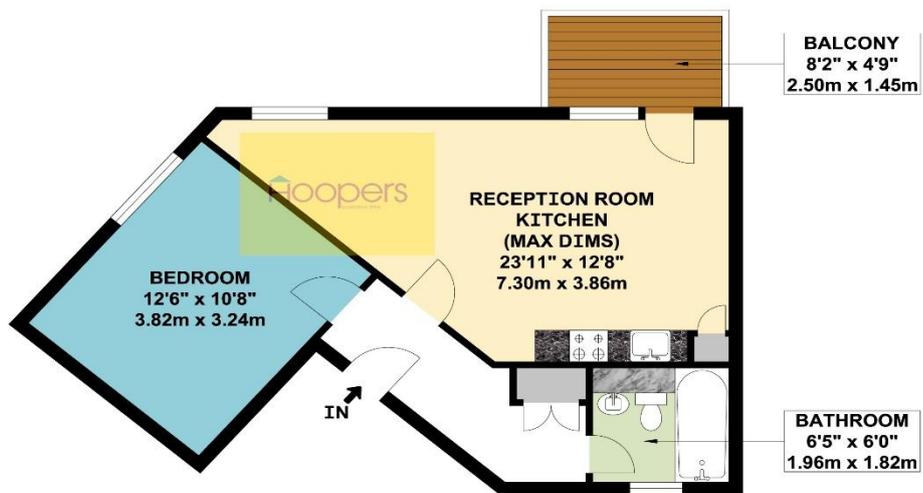
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

NEASDEN LANE, LONDON, NW10 1QA (CONTINUED)



NEASDEN LANE NORTH, LONDON, NW10 1QA (CONTINUED)

NEASDEN LANE
LONDON NW10

**THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 495.13 SQ. FT / 46.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 534.10 SQ. FT / 49.62 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".