

CYGNET CLOSE, LONDON, NW10 8TP



EPC Rating: C

A fabulous first floor 2-bedroom purpose built apartment in a modern Laing built development constructed circa 1989.

This property is located within a few hundred yards of Neasden Swaminarayan Temple, IKEA furniture Store and Brent Park Tesco and offered with no upper chain.

- 2 double bedrooms
- Chain free sale
- Double glazed windows
- Economy 7 heating
- Residents parking
- Well presented throughout
- Gross internal floor area of 549 sq ft (51 sq m) approximately
- The nearest stations are Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line)

PRICE:£335,000.....LEASEHOLD

CYGNET CLOSE, LONDON, NW10 8TP (CONTINUED)

The accommodation is arranged as follows:

Own front door with Internal Staircase to:**First Floor:**

Landing: Wood tile flooring. Storage cupboard with hot water tank

Lounge: 17'6" x 10'2" (5.3m x 3.1m). Two double glazed windows. Wood tile flooring. Electric storage heater. Leading to:

Kitchen: 7' x 7'2" (2.1m x 2.2m). Rear aspect window. Single drainer sink unit with cupboard below. Fitted wall and base units. Electric cooker point. Plumbing for washing machine. Part tiled walls.

Bedroom 1: 13'2" x 8'4" (4m x 2.5m). Double glaze window. Electric storage heater

Bedroom 2: 10'2" x 5'7" (3.1m x 1.7m). Double glazed window. Wood tiled flooring

Bathroom/WC: 6'7" x 5'5" (2m x 1.7m). Fully tiled walls and floor. Low level WC. Pedestal wash hand basin. Panelled bath with mixer tap, shower attachment and shower curtain.

Lease: 125 years from 1 July 1992 thus having approximately 94 years remaining.

Service Charge: To be confirmed.

PRICE: **£335,000** **LEASEHOLD**

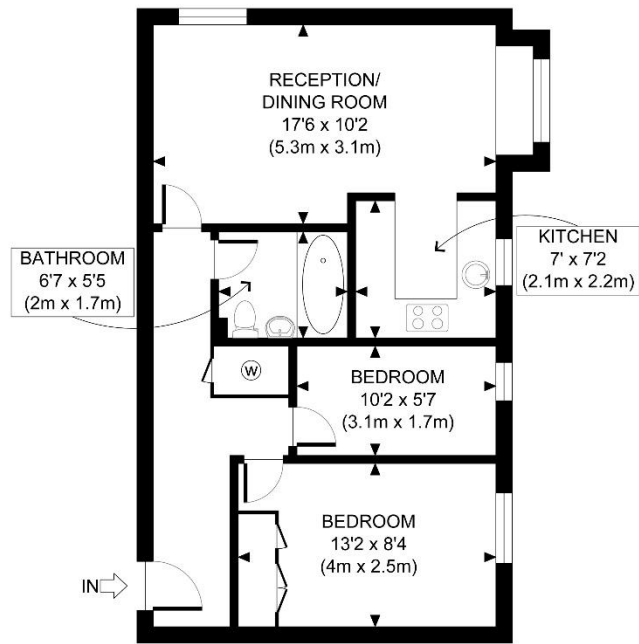
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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
GROSS INTERNAL
FLOOR AREA 549 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQM		Cygnet Close	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	29/07/23
		photoplan 