

## **NEASDEN LANE, LONDON, NW10 1RU**



EPC Rating: C

We are delighted to be able to offer for sale this two double bedroom ground floor flat which is priced to sell and viewing is recommended to appreciate the size and condition of the property.

The flat is situated within a few yards of Neasden (Jubilee Line) Tube Station with local shops and bus services being within a few hundred yards at Neasden. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious open plan living room/kitchen
- Chain free sale
- Lease of approximately 142 years remaining
- Gross internal floor area of 638 sq ft (59 sq m) approximately
- Few yards to Neasden Station so an ideal opportunity for a first time buyer or buy-to-let investor

**PRICE: ..... £350,000.....LEASEHOLD**

**NEASDEN LANE, LONDON, NW10 1RU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboard.

**Lounge/Kitchen:** 13'10" x 11'2" (4.2m x 3.4m). Built-in shelved display cabinets to chimney breast recesses. Feature fireplace. Wood flooring. Double and secondary glazed windows. Open plan with: **Kitchen Area:** 9'10" x 9'3" (3.0m x 2.8m). Fitted matching wall and base cupboards with worktops above. Stainless steel sink unit. Built-in gas hob with oven below. Integrated dishwasher, washing machine, fridge and freezer. Tiled flooring. Double and secondary glazed windows.

**Bedroom 1:** 12'10" x 9'7" (3.8m x 2.9m). Built-in wardrobes. Wood Flooring. Double and secondary glazed window.

**Bedroom 2:** 11'2" x 11'2" (3.4m x 3.4m). Built-in cupboard with boiler. Double and secondary glazed window.

**Bathroom/WC:** 8'0" x 6'0" (2.4m x 1.8m). Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC.

**External Features:** Communal gardens. Storage outbuilding to rear garden (exclusive to the flat).

**Lease:** 189 years from 25 March 1978 thus having approximately 142 years remaining.

**Service Charge:** £1,400 p.a. including ground rent.

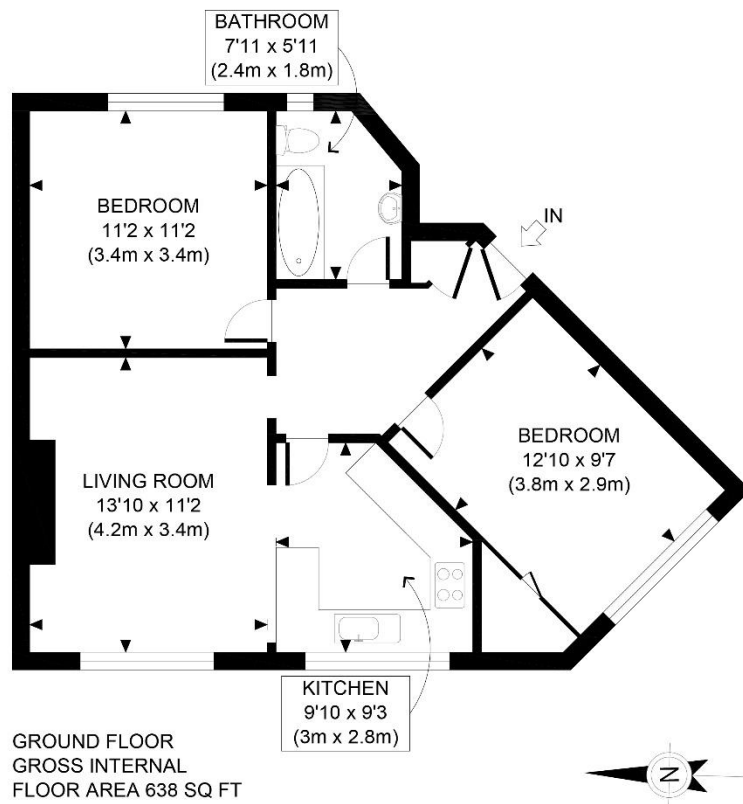
**Council Tax:** Band C.

**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.

**NEASDEN LANE, LONDON, NW10 1RU (CONTINUED)**

**NEASDEN LANE NORTH, LONDON, NW10 1RU (CONTINUED)****APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT / 59 SQM**

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

**NEASDEN LANE**

date 23/06/25

**photoplan** 