

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE



EPC Rating: C

We are pleased to bring to the market for sale this second floor flat situated in a modern development of similar flats constructed circa 2000 and the subject property is in a building with a communal entrance only shared with one other flat despite there being 12 flats in the development.

The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station and is well presented and offered in ready to move into condition and viewing is highly recommended as this property would suit first time buyers or alternatively as a buy-to-let investment due to its close proximity to the Tube Station at Neasden. Benefits include:-

- Own undercover parking space
- Security entry phone system to communal door
- Two double bedrooms
- Gas central heating
- Double glazed windows
- Loft space (suitable for storage)
- The property is also located within a few hundred yards of local shops and bus services at Neasden
- Gross internal floor area of 646 sq ft (60 sq m) approximately

PRICE:£385,000.....LEASEHOLD

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Landing: Hatch to loft space (not inspected)

Lounge: 14'0" x 13'1" (4.26m x 3.98m). Wood flooring. Double glazed window. Open plan with:

Kitchen: 10'9" x 8'0" (3.28m x 2.42m). Ceramic tiled flooring. Matching fitted wall cupboards and base cabinets with work surfaces above. Integrated appliances including washing machine and dishwasher. Built-in induction hob with oven below and extractor hood above. Wall mounted gas boiler.

Bedroom 1: 14'1" x 10'8" (4.30m x 3.24m). Built-in wardrobes. Double aspect double glazed windows. Wood flooring.

Bedroom 2: 11'7" x 10'2" (3.53m x 3.09m). Built-in wardrobes. Double glazed window. Wood flooring.

Bathroom/WC: 8'0" x 5'8" (2.42m x 1.72m). Panelled bath, wash hand basin and low level WC.

Lease: 190 years from 1 November 2001 thus having approximately 166 years remaining.

Service Charge: Estimated to be £250 pcm.

Council Tax: Band C.

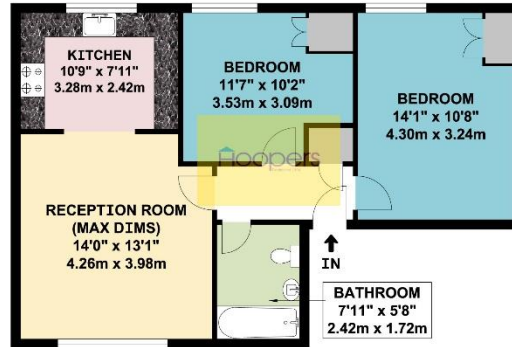
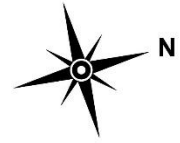
<u>PRICE:</u>	<u>£385,000</u>	<u>LEASEHOLD</u>
----------------------	------------------------	-------------------------

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.

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)



GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)**GREEN COURT, NEASDEN LANE
LONDON NW10****SECOND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 645.83 SQ. FT / 60.00 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".