

LOVAT CLOSE (OFF TANFIELD AVE), LONDON, NW2 7RU



EPC Rating:

A rare opportunity to purchase a ground floor purpose built 1930's maisonette in this popular cul-de-sac off Tanfield Avenue and being within a few hundred yards of local bus services and shops at Neasden and with easy access to Neasden Station (Jubilee Line) which is approximately 12-15 minutes maximum walk. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- 120' long rear garden
- Own front door to street
- Off street parking to front for at least one vehicle
- Side pedestrian access
- Gross internal floor area of 610 sq ft (57 sq m) approximately

PRICE:Offers in excess of £400,000.....LEASEHOLD

LOVAT CLOSE (OFF TANFIELD AVE), LONDON, NW2 7RU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (rear): 14'8" x 13'3 (4.47m x 4.04m). Wood flooring. Double glazed French doors to rear garden.

Kitchen: 10'1" x 6'11" (3.08m x 2.10m). Fitted with a range of eye level wall mounted matching wall and base cabinets with work surfaces above and tiled surrounds. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Tiled flooring. Double glazed window overlooking rear garden.

Bedroom 1 (front): 14'1" x 12'11" (4.28m x 3.94m). Double glazed window. Wood flooring. Built-in wardrobes to two walls.

Bedroom 2 (rear): 8'0" x 6'10" (2.41m x 2.08m). Double glazed window.

Bathroom/WC: Panelled bath with mixer tap and shower above bath. Pedestal wash hand basin. Low level WC. Ceramic tiling to floor and walls. Heated towel rail.

External features: Off street parking to front. Own rear garden measuring some 120' in length with garden shed.

Lease: 125 years from 31 March 1988 thus having approximately 88 years remaining.

Council Tax: Band C.

PRICE: Offers in excess of £400,000 LEASEHOLD

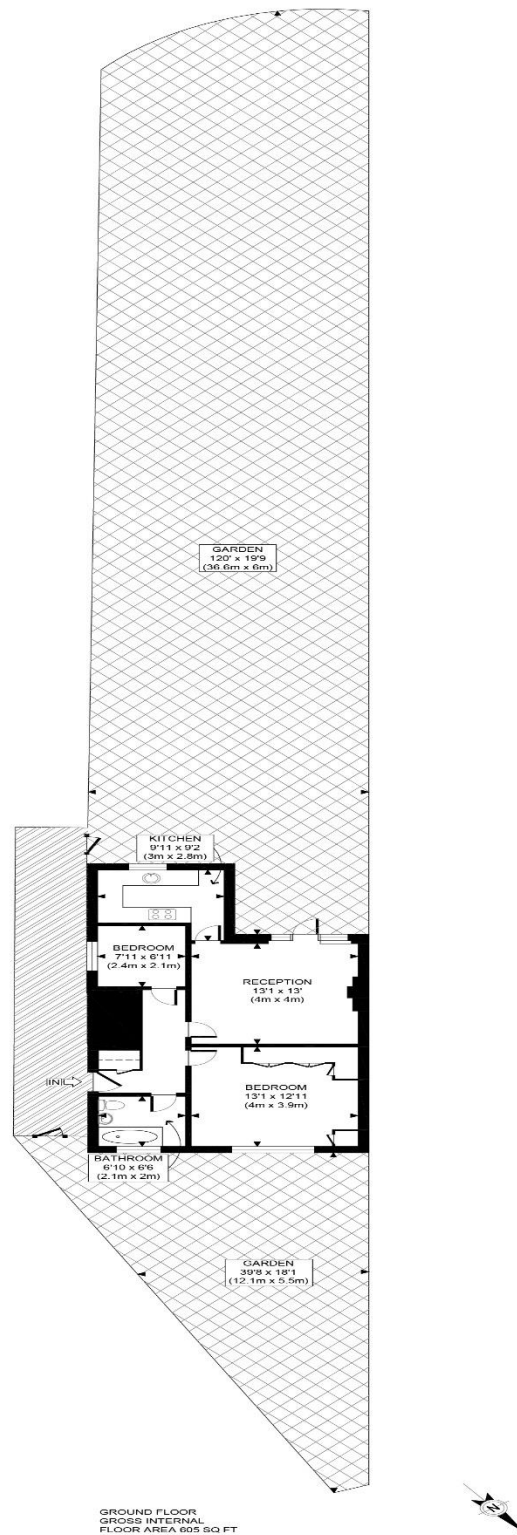
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

LOVAT CLOSE, (OFF TANFIELD AVE), LONDON, NW2 7RU (CONTINUED)



LOVAT CLOSE, (OFF TANFIELD AVE), LONDON, NW2 7RU (CONTINUED)



APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 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.	Lovat Close Date: _____ photoplan
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