

**BANTING HOUSE, AINSWORTH CLOSE (OFF BROOK ROAD), LONDON, NW2 7ED**



EPC Rating: C

A spacious ex-local authority two double bedroom first floor flat set in a purpose built development. The property benefits from entry phone system and has its own private balcony. The property is ideal for both first time buyers and investors alike. Viewing is highly recommended.

- Secure entry phone system.
- Two double bedrooms
- Gas Central heating
- Spacious fitted kitchen
- Double glazing
- Bathroom
- Separate WC
- Own private balcony
- Communal gardens
- Residents parking
- Local bus services and schools are within a few hundred yards at Crest Road
- Gross internal floor area of 791 sq ft (74 sq m) approximately

**PRICE: .....£375,000.....LEASEHOLD**

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The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Built-in cupboards. Wood laminate flooring. Two built-in cupboards. Further large storage cupboard.

**Lounge:** 18'6" x 10'2" (5.63m x 3.11m). Double glazed windows. Wood laminate flooring.

**Kitchen:** 11'1" x 10'3" (3.37m x 3.12m). Double glazed window. Single drainer sink unit with cupboard below. Fitted wall and base units with work surfaces. Electric cooker point with extractor hood. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Double glazed door to balcony.

**Bedroom 1:** 15'11" x 9'3" (4.85m x 2.82m). Double glazed windows. Wood laminate flooring.

**Bedroom 2:** 12'10" x 9'2" (3.92m x 2.80m). Double glazed windows. Wood laminate flooring.

**Bathroom:** 8'5" x 4'5" (2.57m x 1.34m). Frosted double glazed window. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Airing cupboard housing water tank. Part tiled walls and tiled flooring.

**Separate WC:** Frosted double glazed window. Low level WC.

**Lease:** 125 years from 10 September 1984 thus having 85 years remaining approximately.

**Service charge:** £238 per month at present.

**Ground rent:** £10 p.a.

**Council Tax:** Band C.

**PRICE: £375,000 LEASEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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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APPROX. GROSS INTERNAL FLOOR AREA 791.25 SQ. FT / 73.51 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 822.14 SQ. FT / 76.38 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".