

ARDLEY CLOSE, LONDON, NW10 0HE



EPC Rating: C

For sale is a spacious, first floor, purpose-built two-bedroom maisonette situated within a residential cul-de-sac conveniently located just off the A406 (North Circular Road))

- Gas central heating
- Double glazed windows
- Own rear garden
- Own front door to street
- Large kitchen
- The property is located within a few yards of Neasden Shopping and bus services with the nearest station being Neasden (Jubilee Line)
- Gross internal floor area of 762 sq ft (71 sq m) approximately

PRICE:£375,000..... LEASEHOLD

ARDLEY CLOSE, LONDON, NW10 0HE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge: 15'6" x 14'9" (4.8m x 4.5m). Double glazed window.

Bedroom 1 (rear): 12'11" x 11'1" (3.9m x 3.4m). Spacious bedroom. Double glazed window.

Bedroom 2 (front): 12'0" x 10'9" (3.7m x 3.3m). Double glazed window.

Kitchen: 10'6" x 10'8" (3.1m x 3.3m). Built-in gas hob with oven below and extractor hood above hob. Fitted built-in wall cupboards and matching base cabinets with work surfaces above. Single drainer sink unit with mixer tap. Tiled flooring. Plumbed for washing machine. Wall mounted gas boiler. Double glazed door to rear garden.

Bathroom/WC: 7'2" x 5'4" (2.2m x 1.6m). Partly tiled walls. Panelled bath. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to rear.

External Features: Side access to rear garden.

Lease: 125 years from 17 November 1990 thus having 90 years remaining approximately.

Ground Rent: £10.00 p.a.

Service Charge: Approximately £375.00 p.a. (including buildings insurance)

Council Tax: Band C.

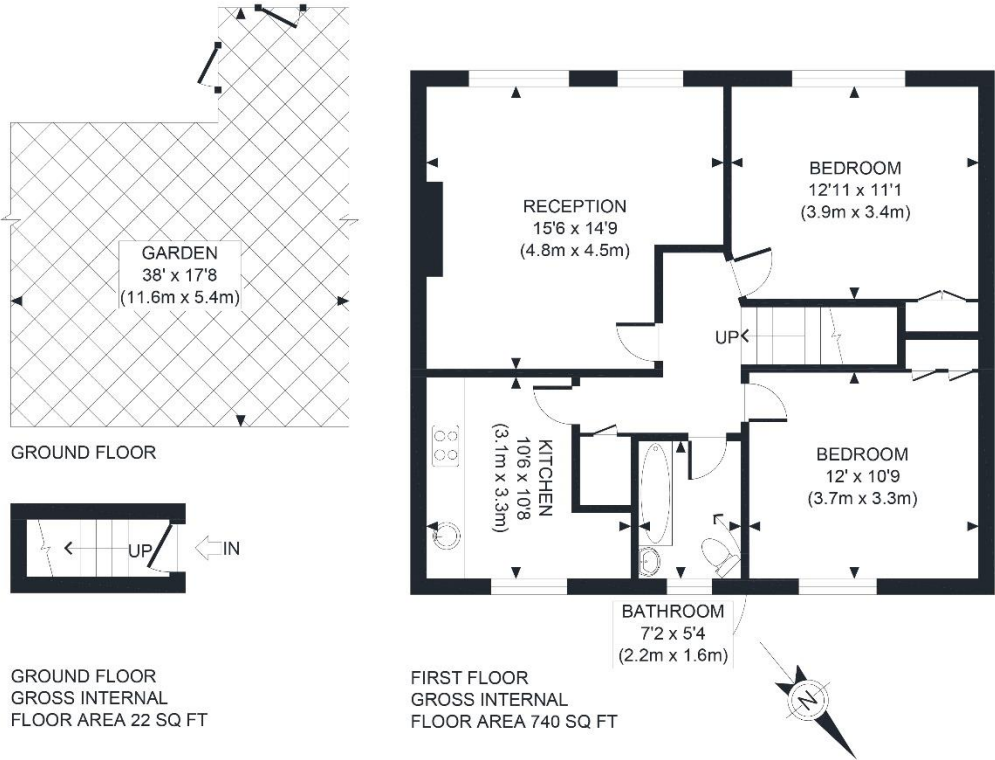
PRICE: £375,000 LEASEHOLD

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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APPROX. GROSS INTERNAL FLOOR AREA 762 SQ FT / 71 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	Ardley Close
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