

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



EPC Rating: D

We are delighted to bring to the market this two double bedroom second floor flat located at the junction of Neasden Lane with Bermans Way and comprising some 660 sq ft approximately. Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Fitted kitchen
- The wonderful 80 acres of Gladstone Park are within a mile radius approximately
- Long lease of over 150 years
- Brent Cross Shopping complex is approximately 2 miles radius
- The property is located within a few yards of Neasden (Jubilee Line) Tube Station and is therefore ideal for those wanting an easy commute to London or as a perfect buy-to-let rental investment due to its close proximity to Neasden Station
- Local bus services and shops can be found within a few yards at Neasden

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

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

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Storage cupboard.

**Lounge:** 13'0" x 12'6" (3.95m x 3.80m). Double glazed window.

**Kitchen:** 10'9" x 10'4" (3.28m x 3.15m).

**Bedroom 1:** 13'8" x 10'10" (4.16m x 3.30m). Double glazed window.

**Bedroom 2:** 11'2" x 10'10" (3.40m x 3.30m). Double glazed window.

**Shower Room/WC:** Shower cubicle, low level WC and wash hand basin.

**Lease:** 189 years from 1 January 1987, thus having 151 years remaining approximately.

**Service Charge:** £1,762 p.a. approximately.

**Ground Rent:** £200 p.a. approximately.

**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.

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



NEASDEN LANE NORTH, LONDON, NW10 1RU (CONTINUED)**NEASDEN LANE  
LONDON NW10****SECOND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 659.39 SQ. FT / 61.26 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".