

NEASDEN LANE NORTH, LONDON, NW10 0DG



EPC Rating: D

We are pleased to be able to bring to the market for sale this spacious two bedroom first floor purpose built maisonette offering the following benefits:-

- Chain free sale
- Extension to rear providing enlarged kitchen/diner
- Gas central heating
- Double glazed windows
- Lease over 950 years
- Garage to rear
- Gross internal floor area of 648 sq ft (60 sq m) approximately
- The property is located within a few hundred yards of the many multiple shops, restaurants and bus services at Neasden Shopping Centre and with the nearest Station being Neasden (Jubilee Line)

PRICE: £339,950.....LEASEHOLD

NEASDEN LANE NORTH, LONDON, NW10 0DG (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Landing: Hatch to loft space (not inspected)

Lounge (front): 14'5" x 12'0" (4.40m x 3.62m). Double glazed bay window. Wood laminate flooring.

Bedroom 1 (rear): 13'3" x 8'10" (4.05m x 2.68m). Double glazed window.

Bedroom 2 (front): 8'11" x 7'0" (2.71m x 2.11m). Double glazed window.

Kitchen/Diner: Kitchen Area: 8'11" x 8'4" (2.73m x 2.54m). Single drainer stainless steel sink unit with mixer tap. Fitted matching wall cupboards and base cabinets with work surfaces and part tiled walls. Plumbing for washing machine and space for dishwasher. Wall mounted gas boiler. Intercommunicating with: **Dining Area:** 8'11" x 7'11" (2.73m x 2.41m). Open plan dining area with door to garden. Worktop. Built-in wall mounted cupboards. Wood laminate flooring.

Bathroom/WC: 7'10" x 6'1" (2.38m x 1.85m). Three piece suite of panelled bath, low level WC and pedestal wash hand basin. Heated towel rail. Shelved storage cupboard. Partly tiled walls.

External Features: Rear garden. Detached garage to rear of property (approached via a rear service road) and accessed from Press Road.

Lease: 999 years from 25 December 1978 thus having 953 years remaining approximately.

PRICE: £339,950 LEASEHOLD

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

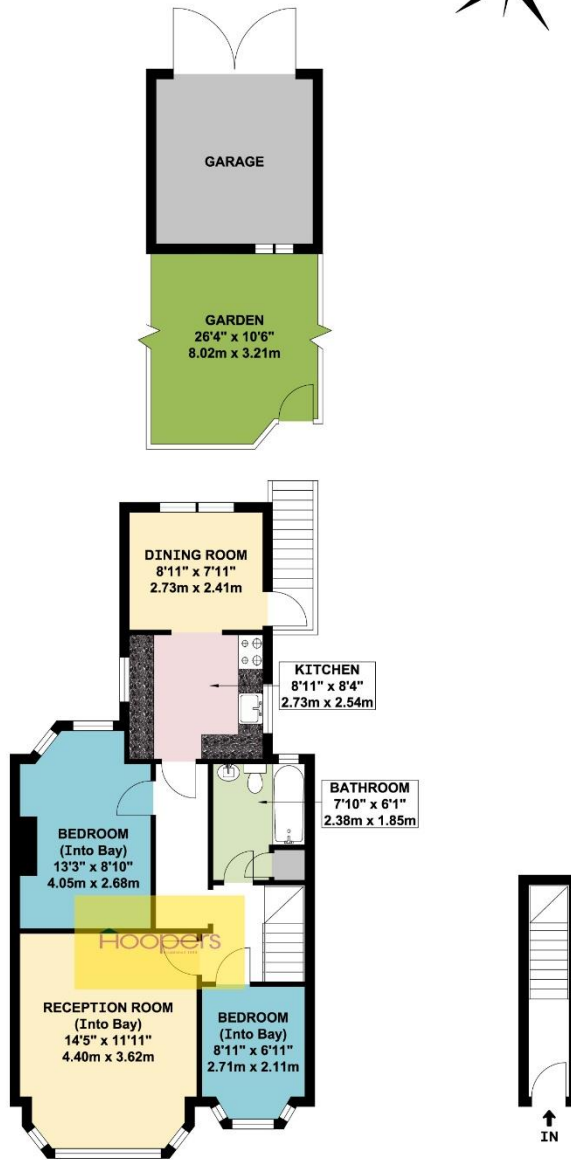
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 0DG (CONTINUED)



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LONDON NW10**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 648.31 SQ. FT / 60.23 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".