

TANFIELD AVENUE, LONDON, NW2 7RT



EPC Rating: D

We are delighted to be able to offer for sale this first floor flat converted from a double fronted detached house offering spacious first time buyer accommodation with potential to further develop the property (if required). Benefits include:-

- Gas central heating
- Double glazed windows
- Communal garden to rear
- Spacious kitchen
- Plans have been drawn up to convert the property into a two bedroom flat with full planning permission in place for extension of the living room
- Gross internal floor area of 568 sq ft (53 sq m) approximately
- The property is located opposite the entrance to Kenwyn Drive within a few yards of local bus services with Neasden Shopping Centre being within a quarter of a mile approximately
- Neasden Station (Jubilee Line) is within half a mile approximately
- Brent Cross Shopping complex is approximately 3 miles

PRICE: £325,000.....LEASEHOLD

TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Lounge: 19'5" x 8'7" (5.92m x 2.61m). Double glazed windows.

Bedroom: 17'2" x 13'8" (5.22m x 4.16m). Double glazed windows.

Kitchen: 13'9" x 8'10" (4.20m x 2.70m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Space for washing machine. Wall mounted gas boiler. Double glazed window.

Bathroom/WC: 7'0" x 5'6" (2.14m x 1.67m). Panelled bath with mixer tap and shower above bath. Low level WC. Vanity wash hand basin with mixer tap and cupboards below. Tiling to floor and part tiled walls.

Lease: 125 years from 24 June 1995 thus having 96 years remaining approximately.

PRICE: £325,000 LEASEHOLD

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

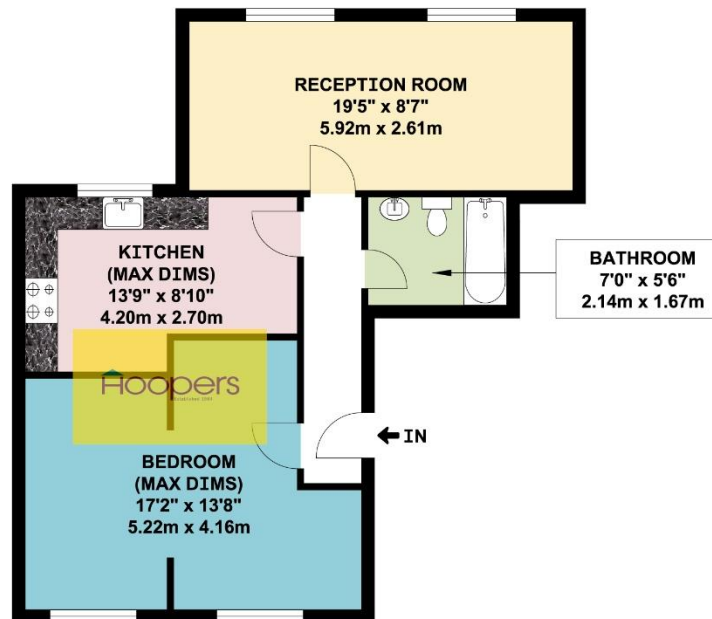
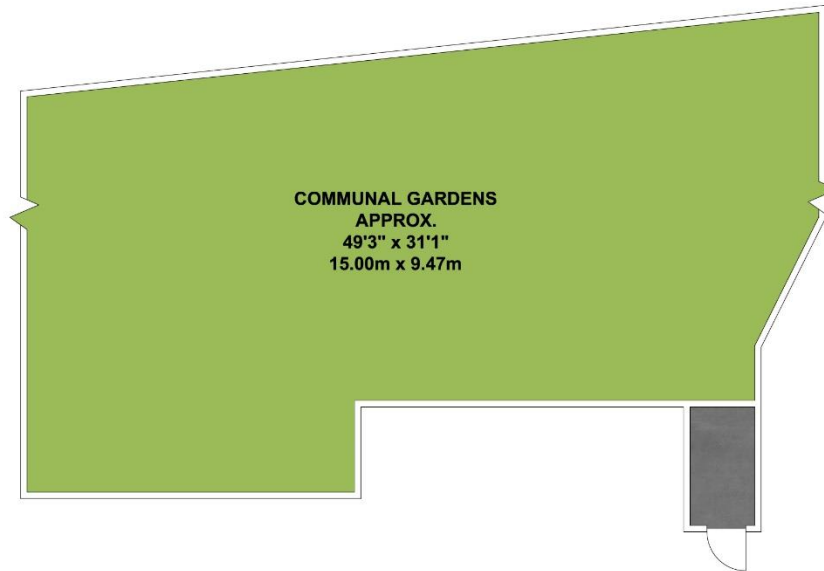
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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LONDON NW2

**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 567.68 SQ. FT / 52.74 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".