

ARDLEY CLOSE, LONDON, NW10 0HE



EPC Rating: D

A spacious extended ground floor two bedroom maisonette in this central cul-de-sac just off the A406 (North Circular Road)

- Gas central heating
- Double glazed windows
- Own rear garden
- Own front garden
- Own front door to street
- Gross internal floor area of 958 sq ft (89 sq m) approximately
- Ground floor rear extension providing enlarged second bedroom, bathroom and kitchen
- The property is located within a few yards of Neasden Shopping and bus services with the nearest station being Neasden (Jubilee Line)

PRICE:£365,000..... LEASEHOLD

ARDLEY CLOSE, LONDON, NW10 0HE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Lounge: 14'10" x 11'11" (4.53m x 3.63m). Wood flooring. Double glazed window.

Bedroom 1 (rear): 20'4" x 12'0" (6.21m x 3.67m). Spacious bedroom. Double glazed window.

Bedroom 2 (front): 13'1" x 10'10" (4.00m x 3.31m). Wood flooring. Built-in wardrobes. Double glazed window.

Kitchen/Diner: 20'4" x 9'7" (6.22m x 2.93m). Built-in ceramic hob with split level double oven and grill. Plumbed for dishwasher and washing machine. Fitted built-in wall cupboards and matching base cabinets with work surfaces above. Single drainer one and a half bowl sink unit with mixer tap. Wall mounted gas boiler. Double glazed door to rear garden. Wood flooring.

Bathroom/WC: Fully ceramic tiled walls and flooring. Corner shower. Low level WC. Vanity wash hand basin with mixer tap and drawers below.

External Features: Front and rear gardens.

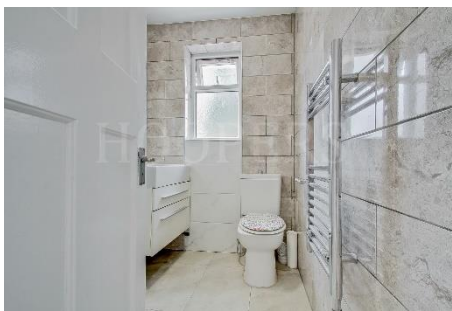
Lease: 125 years from 16 July 1984, therefore 84 years remaining.

Council Tax: Band C.

<u>PRICE:</u>	<u>£365,000</u>	<u>LEASEHOLD</u>
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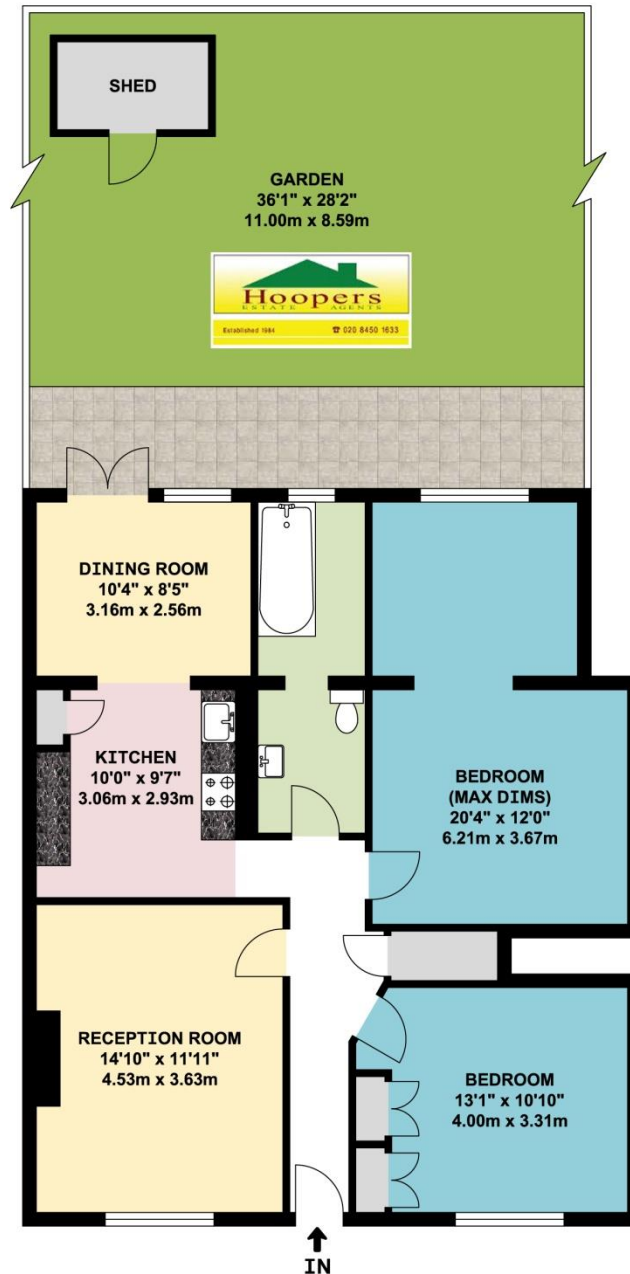
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 957.98 SQ. FT / 89.00 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".