

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DD**



EPC Rating: E

We are pleased to be able to bring to the market this ground floor one bedroom apartment constructed circa 1988 by Laing Homes and offering ideal first time buyer accommodation or potentially a buy to let opportunity.

Harp Island Close backs onto a wildlife area with a stream providing a country feel to the location.

The property is situated within half a mile radius of multiple shopping and bus services at Neasden with the nearest Station being Neasden (Jubilee Line). Benefits include:-

- Chain free sale
- Residents parking
- Spacious open plan lounge/kitchen
- Entry phone security system to communal door
- Gross internal floor area of 381 sq ft (35 sq m) approximately

**PRICE: ..... £250,000.....LEASEHOLD**

**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 ODD (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboard.

**Lounge/Kitchen:** 15'8" x 13'0" (4.77m x 3.95m). Door to communal gardens and parking area. Fitted kitchen with wall mounted cupboards and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine.

**Bedroom (front):** 10'9" x 9'1" (3.27m x 2.76m). Double glazed window. Built-in wardrobes.

**Shower Room/WC:** 7'1" x 5'10" (2.16m x 1.77m). Shower cubicle, wash hand basin and low level WC. Cupboard with water tanks.

**Lease:** 125 years from 1 July 1986 thus having approximately 86 years remaining.

**Ground Rent:** Peppercorn

**Service Charge:**

**Council Tax:** Band C.

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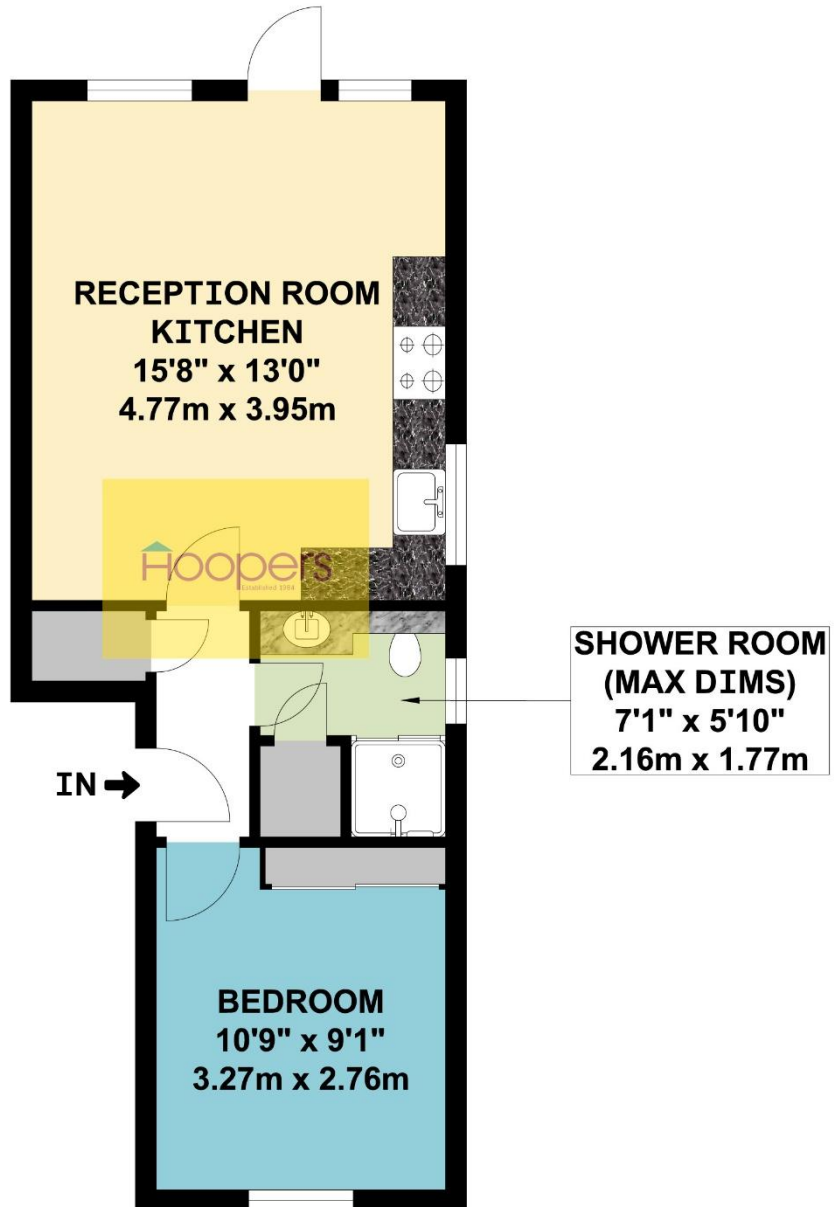
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.



**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DD (CONTINUED)**



**HARP ISLAND CLOSE, OFF BRAEMAR AVENUE, LONDON, NW10 0DD (CONTINUED)****HARP ISLAND CLOSE  
LONDON NW10****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 380.61 SQ. FT / 35.36 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".