

## **LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PL**



### EPC Rating:

We are delighted to bring to the market this spacious two bedroom ground floor garden flat situated in this residential street within a few yards of Neasden (Jubilee Line) Tube Station. The property is offered for sale chain free and measures some 1,100 sq ft (90 sq m) approximately. Benefits include:-

- Gas central heating
- Double glazing
- Chain free sale
- 24' long living room
- 'L' shaped kitchen/diner
- Two double bedrooms with built-in wardrobes
- Conservatory
- Sole use of rear garden
- Off street parking to front of property
- New 125 year lease on completion
- 50 yards approximately from Neasden Tube Station (Jubilee Line)
- Local shops can be found within a few hundred yards at Neasden Shopping Centre

**PRICE: ..... £450,000.....LEASEHOLD**

**LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Built-in cupboards.

**Lounge (rear):** 23'6" x 11'8" (7.16m x 3.55m). Part tiled flooring and part wood flooring. Door to:

**Conservatory:** 12'0" x 11'7" (3.64m x 3.52m). Tiled floor and access to rear garden. Double glazed windows.

**Bedroom 1 (front):** 14'6" x 14'2" (4.41m x 4.32m). Built-in wardrobes to two walls. Double glazed bay window. Wood flooring.

**Bedroom 2 (rear):** 11'2" x 9'0" (3.41m x 2.75m). Downlights to ceiling. Double glazed window. Built-in wardrobe. Tiled flooring.

**'L' shaped Kitchen/Diner: Kitchen Area:** 19'5" x 6'5" (5.93m x 1.95m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Plumbed for washing machine and dishwasher. Double glazed door to garden. Open plan with:

**Breakfast Room:** 9'9" x 9'9" (2.97 x 2.97).

**Shower Room/WC:** 10'4" x 7'0" (3.14m x 2.10m). Wet room with walk-in shower. Low level WC and wash hand basin.

**External Features:** Sole use of rear garden. Off street parking to front of the property for one vehicle.

**Lease:** A new lease will be available on completion of some 125 years.

**Council Tax:** Band C.

**PRICE: £450,000 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.

**LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PL (CONTINUED)**



**LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PL (CONTINUED)****LANSDOWNE GROVE  
LONDON NW10****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 960.89 SQ. FT / 89.27 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1087.58 SQ. FT / 101.04 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".