

RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL



EPC Rating: D

Presenting for sale a first floor 2 double bedroom flat and situated in a purpose built development of similar flats constructed circa 1930 and situated on the borders of Harlesden and Kensal Rise and almost opposite award winning Roundwood Park. King Edwards Park and Willesden Sports Centre are within a mile radius approximately. The area is also within the catchment area of several schools ranked “outstanding” by Ofsted.

The flat is well served by local shops and several bus routes. Willesden Junction Station, Kensal Rise Station and shops and restaurants in Chamberlayne Road are less than 20 minutes walk from the flat.

Benefits include:-

- Gas central heating
- Double glazed windows
- 2 good sized bedrooms
- Communal gardens to rear
- Security entry phone system to communal door
- Ideal first time buyer flat or for buy-to-let purposes
- Gross internal floor area of 713sq ft (66sq m) approximately

PRICE: £345,000.....LEASEHOLD

RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Wood flooring. Entry phone. Storage cupboard.

Lounge: 16'6" x 12' (5m x 3.7m). Wood flooring. Double glazed window.

Kitchen: 11'3" x 9'8" (3.4m x 3m). Fitted wall and base cabinets. Gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixed tap. Plumbing for washing machine. Wall mounted boiler. Built-in additional cupboard. Double glazed window.

Bedroom (front): 12'3" x 11'2" (3.7m x 3.4m). Double glazed window.

Bedroom (rear): 12' x 11'3" (3.7m x 3.4m) Double glazed window. Built-in wardrobes.

Bathroom/WC: 6'4" x 5'10" (1.9m x 1.8m). Bath with side panel and glass shower screen. Fully tiled walls. Wood flooring. Vanity wash hand basin with mixer tap. Low level WC. Double glazed window.

External features: Communal rear gardens.

Lease: 99 years from 25 March 1991 thus having approximately 66 years remaining.

Ground Rent: £80.00 p.a.

Service Charge: £1,484 p.a.

Council Tax: Band C.

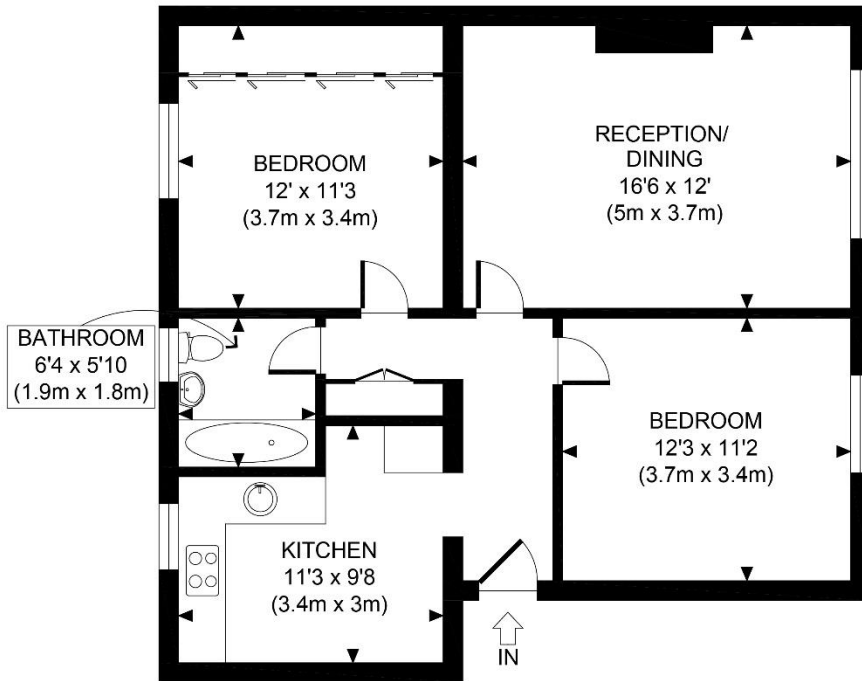
PRICE: £345,000 LEASEHOLD

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.


RIVINGTON COURT, LONGSTONE AVENUE, NW10 3RL (CONTINUED)



RIVINGTON DRIVE, LONGSTONE AVENUE, NW10 3RL (CONTINUED)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 713 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Rivington Court</p>
	<p>date 29/10/24</p> <p>photoplan </p>