

BRAEMAR AVENUE, NEASDEN, LONDON, NW10 0DR



EPC Rating: C

A first floor purpose built 1930's constructed one bedroom maisonette.

Braemar Avenue is located off Neasden Lane North and this maisonette is situated within a few hundred yards of local shops at Neasden Lane North with further shops being available within half a mile at Neasden shopping centre. The nearest Station is Neasden (Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Own rear garden
- Chain free sale
- Gross internal floor area of 464 sq ft (43 sq m) approximately
- Lease 99 years approximately

PRICE: £290,000.....LEASEHOLD

BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Stairs leading to first floor.

Lounge: 11'3" x 10'5" (3.43m x 3.18m) double glazed window.

Kitchen: 10'7" x 7'0" (3.23m x 2.14m). Fitted wall and base cupboards. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Double glazed door to balcony with stairs to rear garden.

Bedroom (front): 13'6" x 12'2" (4.11m x 3.70m). Double glazed window.

Bathroom/WC: 6'9" x 6'2" (2.06m x 1.88m). Panelled bath with mixer tap. Low level WC. Vanity wash hand basin. Ceramic tiled walls and flooring. Double glazed window.

External features: Own rear garden, service road to rear.

Lease: 125 years from 24 August 1998 thus having 99 years remaining approximately.

PRICE: £290,000 LEASEHOLD

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

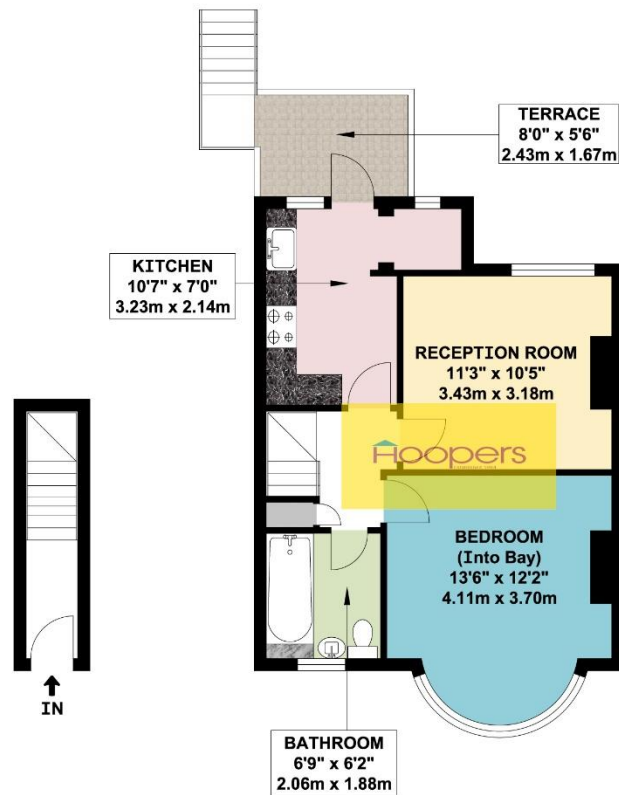
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)



BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)

**BRAEMAR AVENUE
LONDON NW2**

**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 463.60 SQ. FT / 43.07 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".