

LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA



EPC Rating: D

A two bedroom first floor flat in this purpose built development and located within a few hundred yards of Neasden (Jubilee Line) Tube Station and local shops and bus services at Neasden.

- Two bedrooms
- Bathroom/WC
- Double glazed window
- Gas central heating
- Security entry phone system to main communal door
- Gross internal floor area of 560 sq ft (52 sq m) approximately

PRICE

£310,000

LEASEHOLD

LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge: 14'10" x 10'1" (4.51m x 3.08m). Double glazed window.

Kitchen: 9'8" x 7'7" (2.95m x 2.30m). Double glazed window. Fitted with wall and base cupboards. Built-in combination boiler. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas hob with oven below and extractor hood above.

Bedroom 1 (rear): 13'4" x 10'0" (4.06m x 3.03m). Double glazed window. Built-in wardrobes.

Bedroom 2 (rear): 10'8" x 10'3" (3.24m x 3.12m). Double glazed window.

Bathroom/WC: 7'11" x 5'7" (2.41m x 1.70m). Double glazed window. Panelled bath with mixer tap and shower above. Vanity wash hand basin. Low level WC. Fully tiled walls.

External Features: Communal gardens.

Lease: 125 years from 1 January 1997 thus having approximately 97 years remaining.

Service Charge: To be confirmed.

Ground rent: To be confirmed.

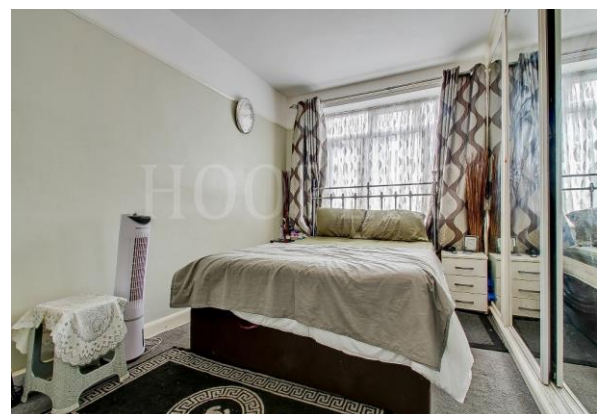
Council Tax: Band C

PRICE.....£310,000.....LEASEHOLD

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

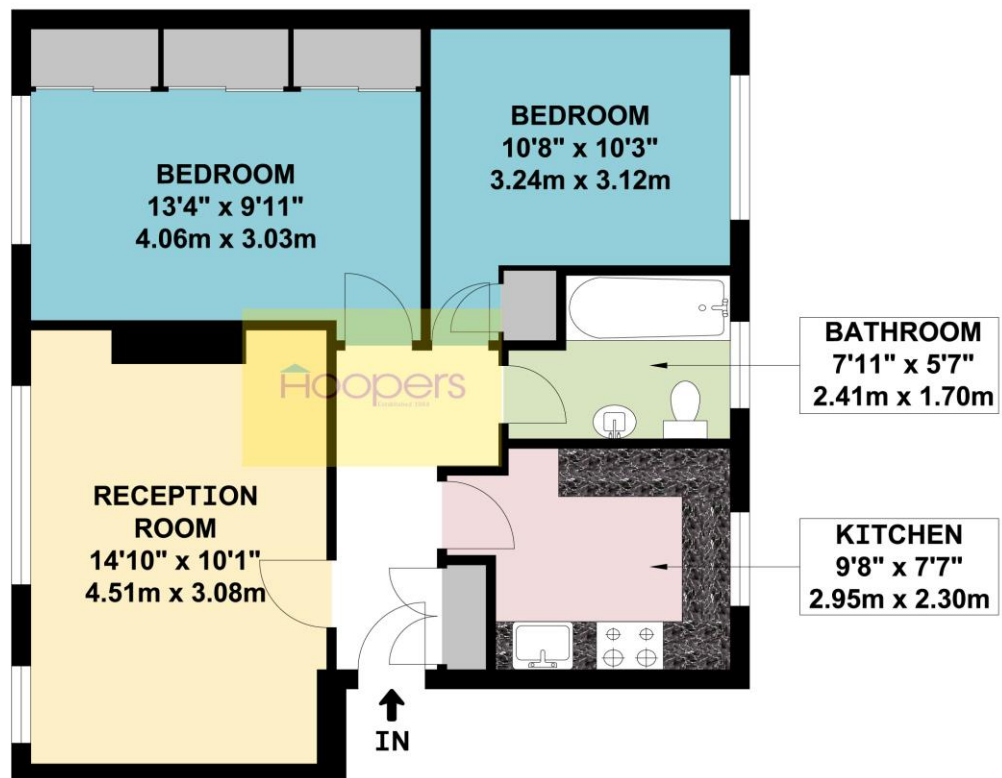
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)



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**LEELAND WAY
LONDON NW10**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 559.72 SQ. FT / 52.00 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".