

BRAEMAR AVENUE, NEASDEN, LONDON, NW10 0DL



EPC Rating: C

This charming beautifully maintained 1930s first floor maisonette is perfect for those looking for a ready to move in home or a smart rental investment.

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 Stations are Neasden (Jubilee Line) or Wembley Park (Jubilee & Metropolitan Lines).

The flat boasts wood flooring throughout, double glazed windows, and a bright conservatory overlooking a private rear garden. With east and west facing aspects, natural light fills the home throughout the day. The property also benefits from gas central heating, each with own private entrance and is offered chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Own rear garden
- Chain free sale
- Gross internal floor area (including conservatory) of 510 sq ft (47 sq m) approximately

PRICE: £280,000.....LEASEHOLD

BRAEMAR AVENUE, LONDON, NW10 0DL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Stairs leading to first floor.

Lounge (front): 13'5" x 12'2" (4.08m x 3.71m). Double glazed bay window. Wood flooring.

Bathroom/WC: 6'10" x 6'2" (2.08m x 1.87m). Panelled bath with mixer tap. Low level WC. Wash hand basin. Half tiled walls. Wood flooring. Double glazed window.

Bedroom (rear): 11'4" x 11'2" (3.45m x 3.40m). Double glazed window. Wood flooring.

Kitchen: 10'8" x 10'4" (3.24m x 3.14m). Fitted wall and base cupboards. Stainless steel sink unit with mixer tap. Gas cooker. Plumbing for washing machine. Wall mounted boiler. Wood flooring. Door to:

Conservatory: 7'11" x 5'5" (2.42m x 1.65m). Door and staircase leading to rear garden.

Lease: 99 years from 25 December 1978 thus having 52 years remaining approximately. The asking price reflects this, offering excellent potential for value growth through a future lease extension.

The flat has the potential of loft conversion for an additional bedroom and bathroom.

External features: Own section of rear garden.

Ground Rent: £50.00 p.a.

Service Charge: Nil.

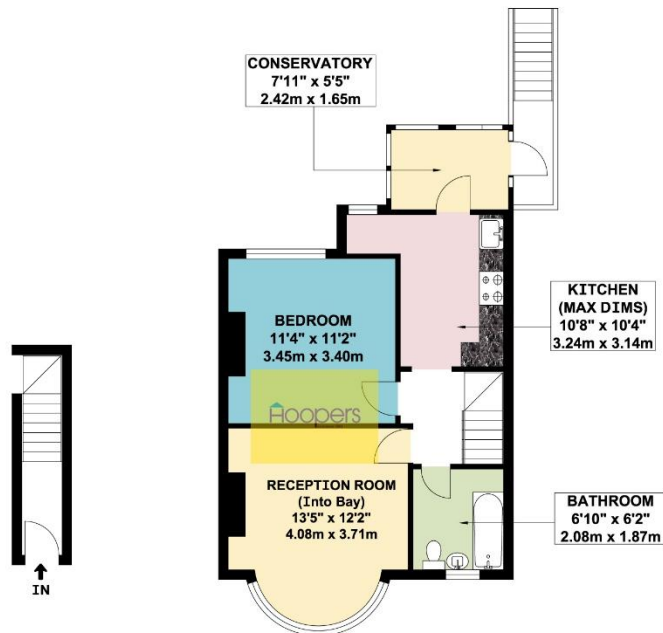
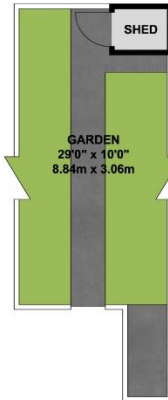
Council Tax: Band C.

PRICE: £280,000 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 0DL (CONTINUED)

BRAEMAR AVENUE, LONDON, NW10 0DL (CONTINUED)**BRAEMAR AVENUE
LONDON NW10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 467.15 SQ. FT / 43.40 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 510.10 SQ. FT / 47.39 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".