

**CAIRNFIELD COURT, CAIRNFIELD AVE, LONDON, NW2 7PP**



EPC Rating: D

We are delighted to bring to the market this well presented two bedroom ground floor flat and situated in this purpose built development just off Neasden Shopping Centre and therefore being within a few yards of local bus services and shops. Benefits include:-

- Gas central heating
- Double glazed windows
- Entry phone system to communal door
- Fitted kitchen
- Modern bathroom
- Lease in excess of 900 years
- The property is located within 10 to 15 minutes reasonable walk of Neasden (Jubilee Line) Station
- Gross internal floor area of 554 sq ft (51 sq m) approximately

**PRICE: .....£329,950.....LEASEHOLD**

**CAIRNFIELD COURT, CAIRNFIELD AVENUE, LONDON, NW2 7PP (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Two Built-in cupboards.

**Lounge (rear):** 14'0" x 11'2" (4.26m x 3.40m). Wood flooring. Double glazed window.

**Kitchen:** 8'11" x 7'3" (2.72m x 2.20m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Wood flooring.

**Bedroom 1 (rear):** 12'7" x 9'9" (3.83m x 2.96m). Double glazed window. Wood flooring.

**Bedroom 2 (front):** 9'5" x 7'11" (2.86m x 2.42m). Double glazed window. Wood flooring.

**Bathroom/WC:** White suite of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring. Double glazed window.

**Lease:** 1023 years from 24 June 1955, thus having approximately 954 years remaining.

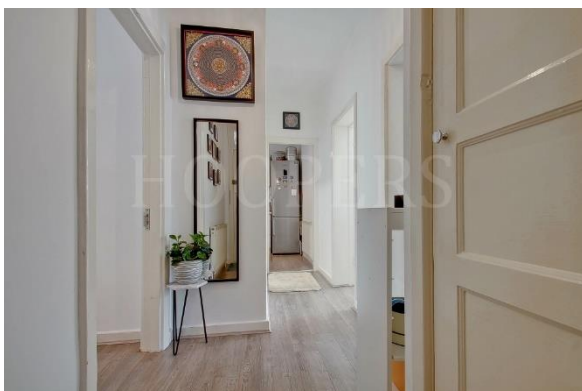
**Service Charge:** Estimated to be approximately £1,200 per annum.

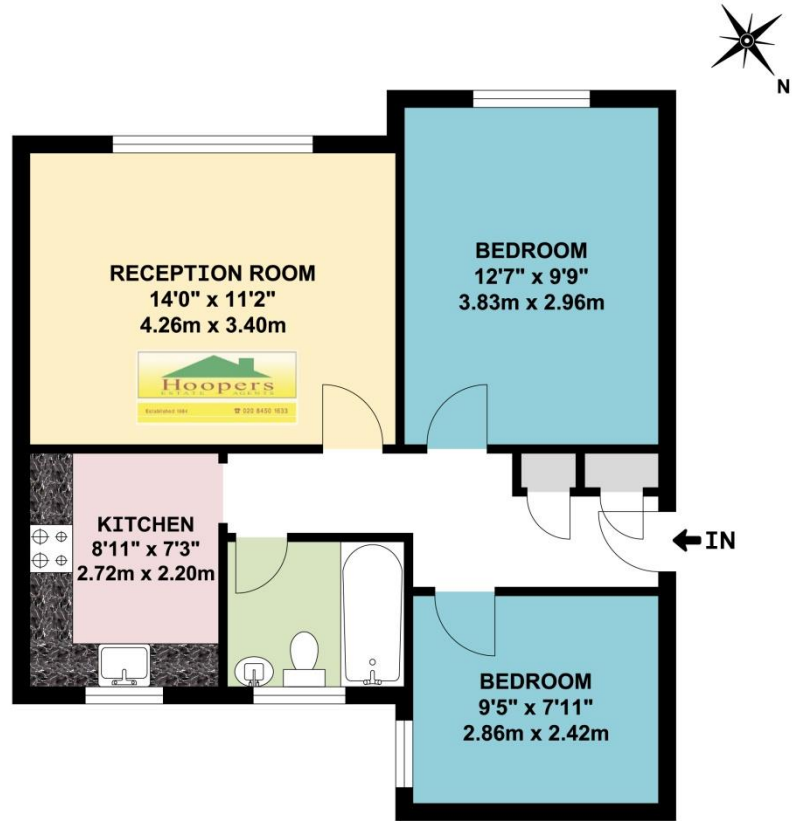
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CAIRNFIELD COURT, CAIRNFIELD AVENUE, LONDON, NW2 7PP (CONTINUED)**



**CAIRNFIELD COURT, CAIRNFIELD AVENUE, LONDON, NW2 7PP (CONTINUED)****CAIRNFIELD COURT, CAIRNFIELD AVENUE  
LONDON NW2****GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 554.23 SQ. FT / 51.49 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".