

**SOUTHVIEW AVENUE, NEASDEN, LONDON, NW10 1RG**



EPC Rating: D

A first floor purpose built maisonette located in this popular residential no through road and situated within a few hundred yards of Neasden (Jubilee Line) Tube Station

- Gas central heating
- Double glazed windows
- Own front door to street
- South facing roof terrace with staircase down to own garden
- The 80 acres of Gladstone Park are within a few hundred yards
- Gross internal floor area of 484 sq ft (45 sq m) approximately

**PRICE: .....£270,000.....LEASEHOLD**

**SOUTHVIEW AVENUE, LONDON, NW10 1RG (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Lounge (front):** 13'1" x 12'5" (4.00m x 3.78m). Double glazed bay window.

**Bedroom:** 11'8" x 11'0" (3.56m x 3.36m). Double glazed window.

**Kitchen:** 8'3" x 7'9" (2.51m x 2.37m). Fitted with wall mounted cabinets and matching base cabinets. Gas cooker. Single drainer sink unit with mixer tap. Double glazed door to roof terrace.

**Bathroom/WC:** 7'7" x 6'11" (2.32m x 2.11m). Ceramic tiled flooring with underfloor heating. Panelled bath with centre mixer tap and shower attachment. Low level WC. Wash hand basin. Heated towel rail. Double glazed oriel window.

**External Features:** South facing roof terrace with staircase down to own rear garden.

**Lease:** 99 years from 25 March 1984 thus having approximately 59 years remaining.

**Ground Rent:** £35 p.a.

**Service Charge:** Nil

**Council Tax:** Band C

**PRICE: £270,000 LEASEHOLD**

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

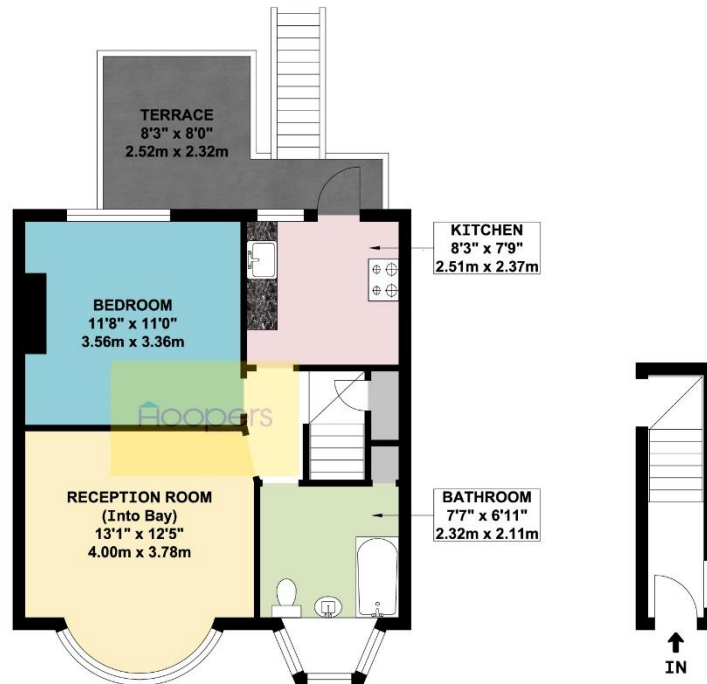
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**SOUTHVIEW AVENUE, LONDON, NW10 1RG (CONTINUED)**



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**GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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".