

BRAEMAR AVENUE, LONDON, NW10 0DY



EPC Rating:

A rare opportunity to purchase a beautifully presented ground floor purpose built 1930's constructed maisonette in this no through road located off Neasden Lane North. The property is offered for sale chain free and viewing is highly recommended as maisonettes in this condition are rarely available for sale in Braemar Avenue. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Own front door to street
- Own rear garden with decking area, lawn and garage space to rear of property
- Modern kitchen and bathroom
- Gross internal floor area of 467 sq ft (43 sq m) approximately
- Potential to extend the flat and create a two bedroom (STPP)
- Lease of approximately 118 years
- The property is located within a few yards of local bus services and shops at Neasden Lane North with the nearest Station being Neasden (Jubilee Line).
- Welsh Harp reservoir and boating facilities are within easy reach.
- Brent Cross shopping complex is approximately 3 miles radius

PRICE: £299,950.....LEASEHOLD

BRAEMAR AVENUE, LONDON, NW10 0DY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 12'6" x 11'0" (3.80m x 3.34m). Wood flooring. Sliding patio doors to rear garden. Door to:

Kitchen: 8'7" x 8'0" (2.62m x 2.44m). Fitted with wall and base cupboards with worktops above. Door to rear garden. Window to side. Built-in gas hob with oven below and extractor hood above hob. Space/plumbing for washing machine. Single drainer sink unit with mixer tap. Downlights to ceiling. Tiling to walls

Bedroom (front): 13'2" x 12'0" (4.02m x 3.63m). Wood flooring. Double glazed bay window.

Shower Room/WC: 7'7" x 5'9" (2.32m x 1.75m). With wide shower cubicle. Low level WC. Vanity wash hand basin with mixer tap and cupboards below. Window.

External Features: Own rear garden with decking area, lawn and garden shed. There is garage space to the rear of the property (approached via a rear service road).

Lease: 125 years from 9 August 2017 thus having approximately 118 years remaining.

PRICE: £299,950 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 0DY (CONTINUED)



BRAEMAR AVENUE, LONDON, NW10 0DY (CONTINUED)

**BRAEMAR AVENUE
LONDON NW10**

**GROUND FLOOR FLAT**

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