

**BRENDON AVENUE, NEASDEN, LONDON, NW10 1SS**



EPC Rating: D

A rare opportunity to purchase a fabulous first/second floor split level duplex maisonette originally built in the 1930's and having been extended into the loft at a later date to provide two good sized bedrooms and viewing is highly recommended of the property in order to appreciate the condition and features on offer.

Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Own rear garden
- Own front door to street
- Ready to move into condition
- The property is located within a few yards of Neasden (Jubilee Line) Tube Station.
- Local bus services and shops can be found at Neasden
- Gross internal floor area of 870 sq ft (80 sq m) approximately

**PRICE.....Offers in the region of £400,000.....LEASEHOLD**

**BRENDON AVENUE, NEASDEN, NW10 1SS (CONTINUED)**

The accommodation is arranged as follows:-

**Internal Staircase to:**

**First Floor:**

**Landing:** Two built-in cupboards.

**Lounge (front):** 13'0" x 12'0" (3.96m x 3.66m). Double glazed bay window. Downlights to ceiling.

**Bedroom 2:** 12'0" x 11'0" (3.66m x 3.36m). Built-in wardrobes. Double glazed window. Downlights to ceiling.

**Kitchen/Diner:** 17'0" x 10'8" (5.18m x 3.24m). Stainless steel sink unit with mixer tap. Tiled flooring. Built-in gas hob with oven below and extractor hood above hob. Built-in matching wall cabinets and base cabinets with work surfaces above and tiled surrounds. Downlights to ceiling. Plumbing for washing machine. Dresser unit. Double glazed door to garden.

**Bathroom/WC:** 8'5" x 6'7" (2.57m x 2.01m). Panelled bath with centre mixer tap and shower above bath. Wash hand basin. Low level WC. Heated towel rail. Fully ceramic tiled walls. Downlights to ceiling.

**Second Floor (loft conversion):**

**Large Bedroom 1:** 19'1" x 11'4" (5.81m x 3.45m). Double glazed dormer windows. Built-in wardrobes. Under eaves storage cupboards. Downlights to ceiling.

**External Features:** Own rear garden mostly paved with a garden shed. Side pedestrian access.

**Lease:** 999 years from 25 December 1950 thus having approximately 926 years remaining

**Ground Rent:** £15.00 p.a.

**Service Charge:** Nil

**PRICE:.....Offers in the region of £400,000.....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.

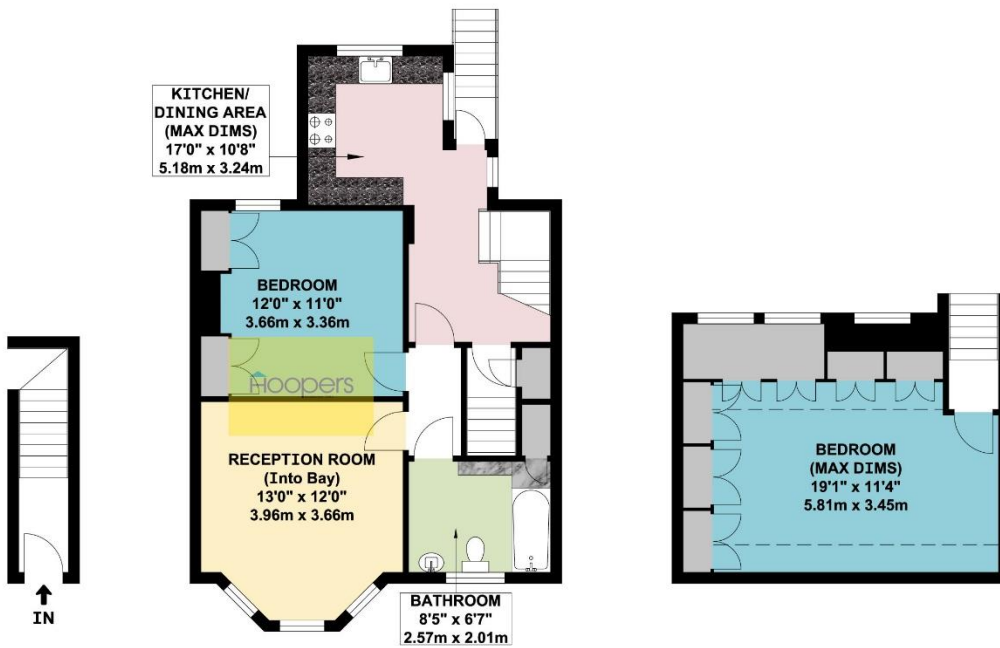
**BRENDON AVENUE, NEASDEN, LONDON, NW10 1SS (CONTINUED)**



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LONDON NW10**



--- RESTRICTED HEAD HEIGHT



**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 80.93 SQ. M / 889.93 SQ. FT**

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".