

ABOYNE ROAD, LONDON, NW10 0ET



EPC Rating: D

Presenting for sale a spacious 2 double bedroom first floor purpose built maisonette constructed circa 1930 and offered for sale chain free.

This property would ideally suit a first time buyer or potentially a buy-to-let purchaser.

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Own front door to street
- Own rear garden measuring some 33' in length
- Gross internal floor area of 708 sq ft (66 sq m) approximately
- Chain free sale
- The property is located within a few hundred yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line)
- Brent reservoir open space playing fields are within a few hundred yards of the property.
- Brent Cross shopping complex is approximately 2 to 3 miles radius

PRICE: £375,000..... ..LEASEHOLD

ABOYNE ROAD, LONDON, NW10 0ET (CONTINUED)

The accommodation is arranged as follows:

Own front door to street with stairs to first floor.

First Floor:

Landing: Access to loft (not inspected). Built-in cupboard. Wood flooring.

Lounge: 17'6" x 13'5" (5.33m x 4.10m). Double glazed rear aspect window. Wood flooring.

Kitchen: 11'0" x 8'5" (3.35m x 2.57m). Double glazed front aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas cooker point with extractor hood above. Plumbing for washing machine. Wall mounted combination boiler. Part tiled walls and tiled flooring.

Bedroom 1 (rear): 12'6" x 10'11" (3.80m x 3.32m). Double glazed rear aspect window. Fitted wardrobes.

Bedroom 2 (front): 11'5" x 9'7" (3.47m x 2.93m). Double glazed front aspect window.

Bathroom/WC: 8'4" x 6'0" (2.54m x 1.82m). Frosted double glazed front aspect window. Tiled bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Heated towel rail.

External features: Own rear garden measuring some 34' in length mainly laid to lawn with garden shed.

Lease: 125 years from 13 March 1993 thus having approximately 94 years remaining.

PRICE: £375,000 LEASEHOLD

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

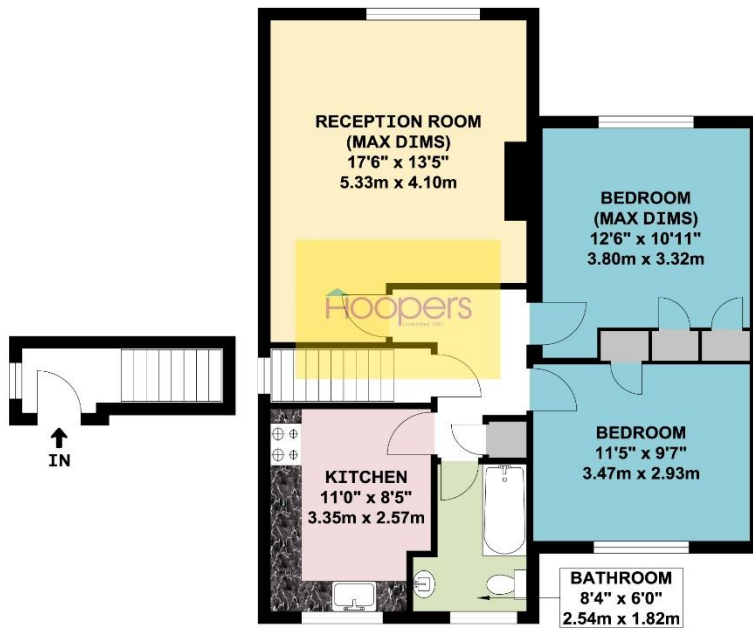
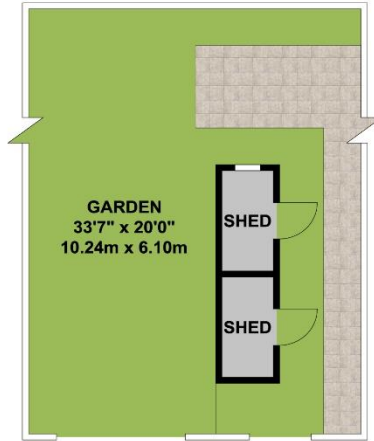
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

ABOYNE ROAD, LONDON, NW10 0ET (CONTINUED)



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**ABOYNE ROAD
LONDON NW10**



GROUND FLOOR

FIRST FLOOR

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 707.72 SQ. FT / 65.75 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".