

BRAEMAR AVENUE, NEASDEN, NW10 0DS



EPC Rating: C

Presenting for sale a ground floor one bedroom maisonette with own front door to street and situated in this popular residential road off Neasden Lane North

- Gas central heating
- Double glazed windows
- Off street parking
- Large bedroom
- Own rear garden
- The nearest station is Neasden (Jubilee Line)
- Gross internal floor area of 456 sq ft (42 sq m) approximately

PRICE:£299,950.....LEASEHOLD

BRAEMAR AVENUE, NEASDEN, NW10 0DS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge: 12'4" x 11'1" (3.77m x 3.37m). Double glazed bay window. Door to garden. Leading to:

Kitchen (rear): 8'10" x 7'9" (2.68m x 2.36m). Single drainer stainless steel sink unit with mixer tap. Fitted wall and base cupboards. Plumbing for washing machine. Wall mounted gas boiler. Double glazed window. Door to garden. Gas hob with extractor hood above and oven below.

Bedroom (front): 13'1" x 11'10" (3.98m x 3.60m). Double glazed bay window. Built-in wardrobes.

Bathroom/WC: 9'8" x 5'7" (2.95m x 1.70m). Panelled bath with shower above bath. Low level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail. Double glazed window.

External Features: Own rear garden.

Lease: 125 years from 30 May 2000, thus having approximately 100 years remaining.

Council Tax: Band C.

<u>PRICE:</u>	<u>£299,950</u>	<u>LEASEHOLD</u>
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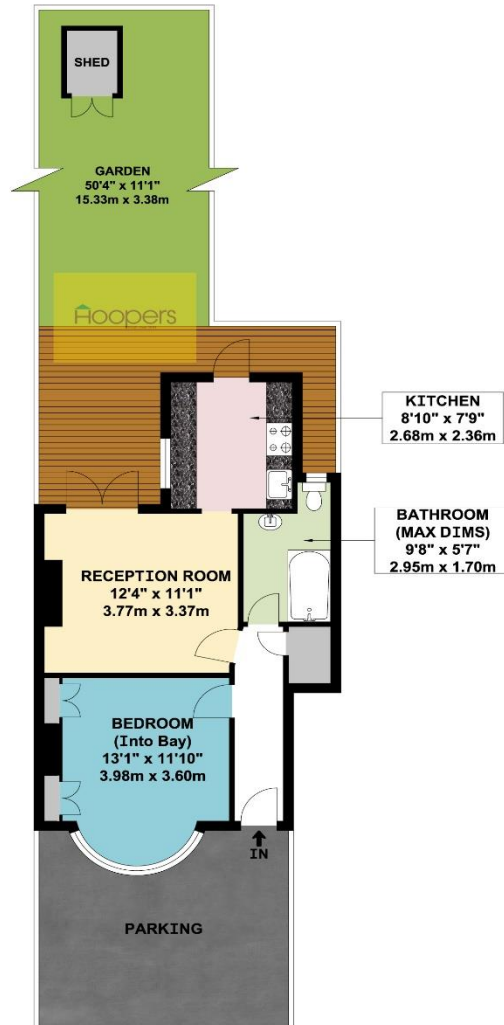
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

BRAEMAR AVENUE, NEASDEN, NW10 0DS (CONTINUED)

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**BRAEMAR AVENUE
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 455.52 SQ. FT / 42.32 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".