

AMUNDSEN HOUSE, STONEBRIDGE PARK, LONDON, NW10 8EE



EPC Rating: C

A spacious ex-local authority three bedroom seventh floor flat set in a purpose built block. The property benefits from entry phone system, lifts to all floors and has its own private balcony. The property is situated off Brentfield Road with buses, schools and Neasden Temple all within walking distance with the nearest station being Harlesden (Bakerloo & overground lines). The property is offered with no upper chain and would be ideal for both first time buyers and investors alike. Viewing is highly recommended.

- Secure entry phone system.
- Three bedrooms
- Reception room
- Gas Central heating
- Fitted kitchen
- Double glazing
- Bathroom
- Separate WC
- Chain free sale
- Own private balcony
- Communal gardens
- Residents parking
- Local bus services and schools are within a few hundred yards at Brentfield Road
- Gross internal floor area of 768 sq ft (71 sq m) approximately
- Ideal for first time buyers and investors

PRICE:£395,000.....LEASEHOLD

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The accommodation is arranged as follows:

Communal front door with Entryphone to lobby with lifts to all floors.

Seventh Floor:

Entrance Hall: Entryphone. Built-in cupboard.

Lounge: 16'2" x 10'0" (4.94m x 3.02m). Double glazed window.

Kitchen: 8'8" x 7'9" (2.64m x 2.35m). Frosted window. Single drainer sink unit with cupboard below. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for washing machine. Wall mounted boiler. Part tiled walls and tiled flooring.

Bedroom 1 (middle): 13'2" x 11'1" (4.02m x 3.37m). Double glazed window.

Bedroom 2 (front): 13'2" x 8'5" (4.02m x 2.56m). Double glazed window.

Bedroom 3 (rear): 10'0" x 9'2" (3.02m x 2.80m). Double glazed window.

Bathroom: 5'9" x 5'6" (1.75m x 1.68m). Tiled bath with mixer tap and shower attachment with shower curtain and rail. Pedestal wash hand basin. Fully tiled walls and flooring.

Separate WC: Low level WC.

Lease: 125 years from 18 May 1987 thus having 90 years remaining approximately.

Service charge: Approximately £ p.a. as advised by the vendor.

Ground rent: £ p.a.

PRICE: £395,000 LEASEHOLD

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

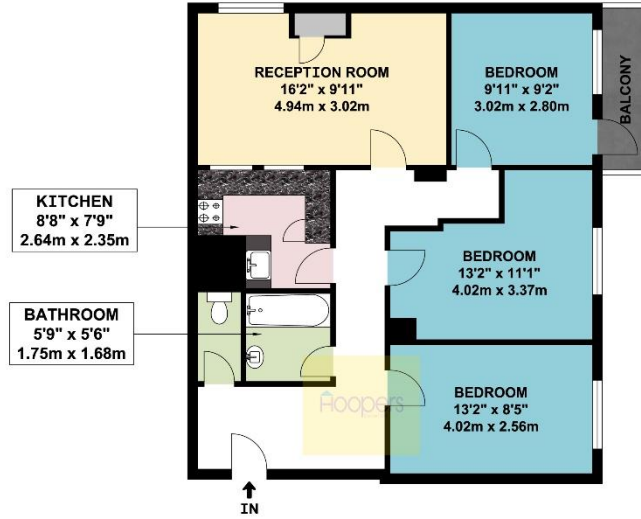
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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SEVENTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 768.43 SQ. FT / 71.39 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".