

## **IRON BRIDGE CLOSE, NEASDEN, LONDON, NW10 0UF**



EPC Rating:

Offers are invited for the freehold interest of the entire building incorporating ten vacant flats and associated parking spaces and planning permission for two flats on the second floor.

Our vendor has an ongoing appeal going on in relation to a third floor which if successful will provide planning permission for an additional two three bedroom flats so the building has further potential for expansion

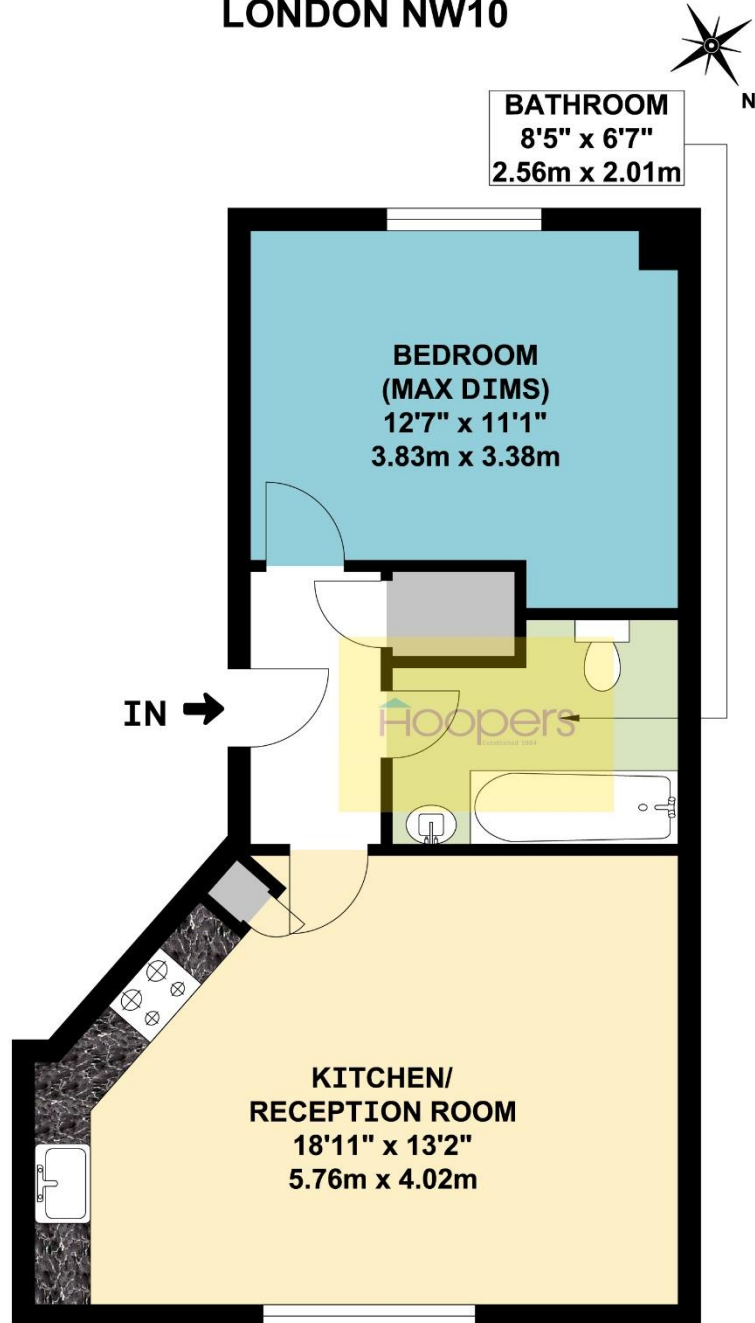
These properties have a new build warranty and are offered with Help-to-Buy

Flat No	Description	Floor	Sq Mtr	Sq Ft	Price
1	1 Bedroom Flat	Ground	50	538	£345,000
2	1 Bedroom Flat	Ground	42	452	£315,000
3	1 Bedroom Flat	Ground	42	452	£330,000
4	1 Bedroom Flat	Ground	42	452	£330,000
5	1 Bedroom Flat	Ground	42	452	£330,000
6	2 Bedroom Flat	First Floor	62	667	£425,000
7	1 Bedroom Flat	First Floor	40	430	£315,000
8	1 Bedroom Flat	First Floor	42	452	£335,000
9	1 Bedroom Flat	First Floor	42	452	£335,000
10	1 Bedroom Flat	First Floor	42	452	£335,000

**PRICES: .....Offers invited in excess of £4.5 million.....FREEHOLD**

**IRON BRIDGE CLOSE, LONDON, NW10 0UF (CONTINUED)****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.

**IRON BRIDGE CLOSE, LONDON, NW10 0UF (CONTINUED)****SAPPHIRE COURT, IRON BRIDGE CLOSE  
LONDON NW10****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 459.18 SQ. FT / 42.66 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".