

ABOYNE ROAD, NEASDEN, LONDON, NW10 0EY



EPC Rating: C

We are delighted to bring to the market this first floor purpose built maisonette constructed circa 1930 and benefitting from two double bedrooms.

- Own front door to street
- Own large rear garden some 96' in length
- Two double bedrooms
- Spacious living room
- Good sized kitchen
- Ideal first time buyer opportunity as the property is ready to move into
- Loft space (suitable for storage)
- The nearest Station is Neasden (Jubilee Line)
- Welsh Harp recreation open space is within a few yards.
- Gross internal floor area of 714 sq ft (66 sq m) approximately

PRICE:Offers in the region of £375,000.....LEASEHOLD

ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected). Wood flooring.

Lounge: 15'2" x 14'6" (4.63m x 4.43m). Wood flooring. Feature fireplace. Built-in shelving and cupboards to chimney breast recess.

Bedroom 1 (front): 13'0" x 10'" (3.93m x 3.30m). Wood flooring. Built-in cupboards and drawers. Double glazed window. Free standing shelving and hanging space for clothes.

Bedroom 2 (rear): 11'4" x 10'4" (3.46m x 3.15m). Double glazed window. Built-in cupboards. Wood flooring.

Kitchen: 10'9" x 9'11" (3.27m x 3.02m). Ceramic tiled flooring and part tiled walls. Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Built-in dresser. Integrated appliances including dishwasher, washer/dryer. Built-in gas hob with extractor hood above hob and split level double oven. Downlights to ceiling.

Bathroom/WC: 6'9" x 5'3" (2.07m x 1.61m). Panelled bath with mixer tap and shower over bath with shower screen. Low level WC. Wash hand basin with mixer tap and cupboard below. Tiled flooring and partly tiled walls. Heated towel rail. Double glazed window.

External features: Own rear garden with lawn, patio and garden shed.

Lease: Approximately 176 years remaining.

Council Tax: Band C.

PRICE: Offers in the region of £375,000 LEASEHOLD

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

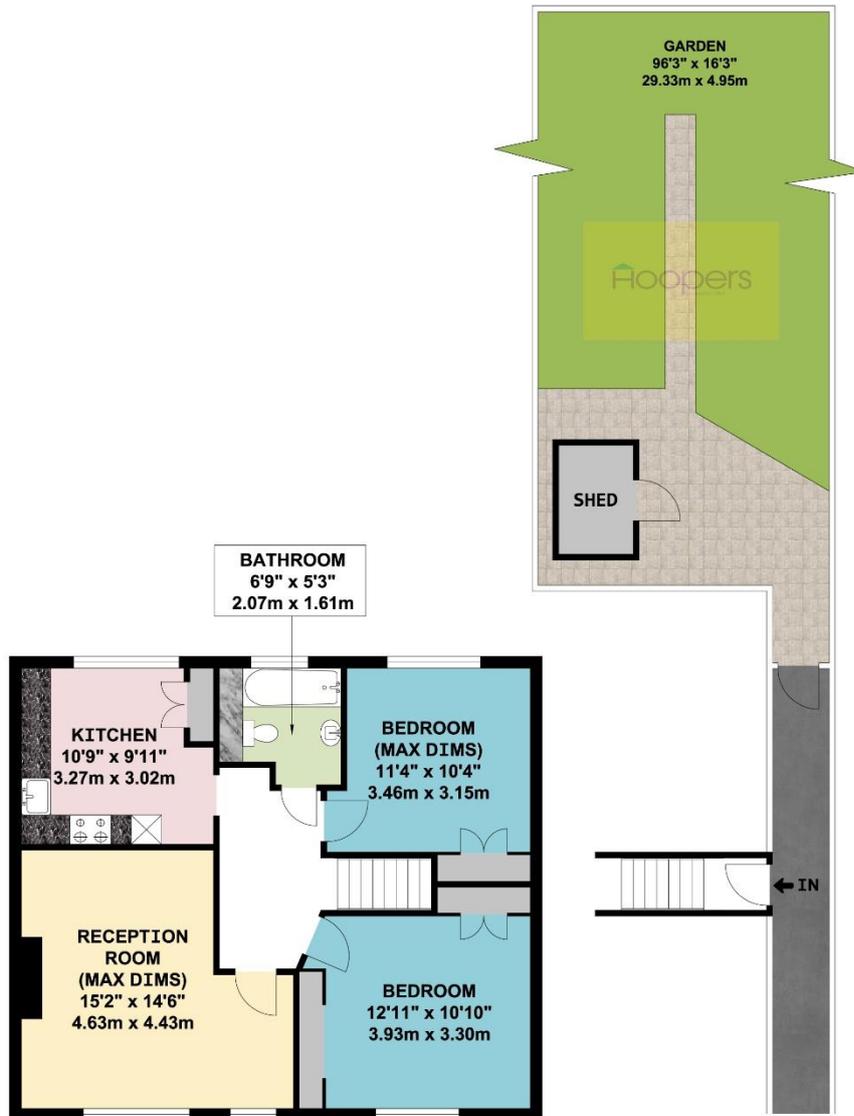
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)



ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)

**ABOYNE ROAD
LONDON NW10**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 713.97 SQ. FT / 66.33 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".