

BURRMEAD COURT, TANFIELD AVE, LONDON, NW2



EPC Rating: C

We are delighted to bring to the market this well presented two bedroom second floor flat and situated in this purpose built development just off Tanfield Avenue and therefore being within a few yards of local bus services and shops at Neasden shopping centre. Benefits include:-

- Gas central heating
- Double glazed windows
- Entry phone system to communal door
- Fitted kitchen
- Modern bathroom
- The property is located within 10 to 15 minutes walk of Neasden (Jubilee Line) Station
- Gross internal floor area including balcony of 802 sq ft (74 sq m) approximately

PRICE:£300,000.....LEASEHOLD

BURRMEAD COURT, TANFIELD AVENUE, LONDON, NW2 (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Built-in cupboard.

Lounge: 15'6" x 14'2" (4.73m x 4.33m). Double glazed window. Double glazed door to balcony.

Kitchen: 11'9" x 8'4" (3.59m x 2.55m). Double glazed window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls and tiled flooring.

Bedroom 1 (rear): 12'6" x 12'3" (3.80m x 3.74m). Double glazed window. Wood flooring. Built-in cupboard.

Bedroom 2 (front): 11'10" x 9'0" (3.60m x 2.75m). Double glazed window. Built-in cupboard.

Bathroom/WC: 8'2" x 4'7" (2.48m x 1.40m). Frosted double glazed window. Tiled bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Tiled walls.

Lease: 125 years from 9 June 1986, thus having approximately 87 years remaining.

Service Charge:**Ground Rent:**

PRICE: £300,000 **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.

BURRMEAD COURT, TANFIELD AVENUE, LONDON, NW2 (CONTINUED)



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LONDON NW2**

**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 753.47 SQ. FT / 70.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 801.58 SQ. FT / 74.47 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".