

## **BRAEMAR AVENUE, LONDON, NW10 0DR**



EPC Rating: C

An extended ground floor purpose built two bedroom maisonette constructed circa 1930's and located in a no through residential road off Blackbird Hill. The property is offered in a 'ready to move into' condition and benefits from the following:-

- Gas central heating
- Double glazed windows
- Own front and rear gardens
- Own front door to street
- Gross internal floor area of 550 sq ft (51 sq m) approximately
- Vacant possession
- Ready to move in condition
- The property is located within a few hundred yards of local shops at Neasden with Brent Cross shopping complex being approximately 2/3 miles radius.
- The nearest station is Neasden (Jubilee Line)

**PRICE: ..... £250,000.....LEASEHOLD**

**BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (rear):** 12'7" x 11'4" (3.82m x 3.5m). Wood laminate flooring. Fireplace.

**Kitchen:** 9'2" x 7'8" (2.8m x 2.3m). Double glazed window and door to garden. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Fitted wall and base units with work surfaces. Plumbing for washing machine. Wall mounted gas boiler. Part tiled walls and tiled flooring.

**Bedroom 1 (front):** 13' x 12'1" (4.m x 3.7m). Double glazed bay window. Wood flooring.

**Bedroom 2 (rear):** 8'9" x 6'4" (2.7.m x 1.9m). Double glazed window and door to garden. Wood flooring.

**Bathroom/WC:** 10'9" x 5'6" (3.3m x 1.7m). Frosted double glazed window. Corner shower unit. Low level WC. Pedestal wash hand basin. Fully tiled walls and tiled flooring. Heated towel rail.

**External features:** Own front and rear gardens.

**Lease:** To be confirmed.

**Ground Rent:** £20.00 p.a.

**Council Tax:** Band C.

**PRICE: £250,000 LEASEHOLD**

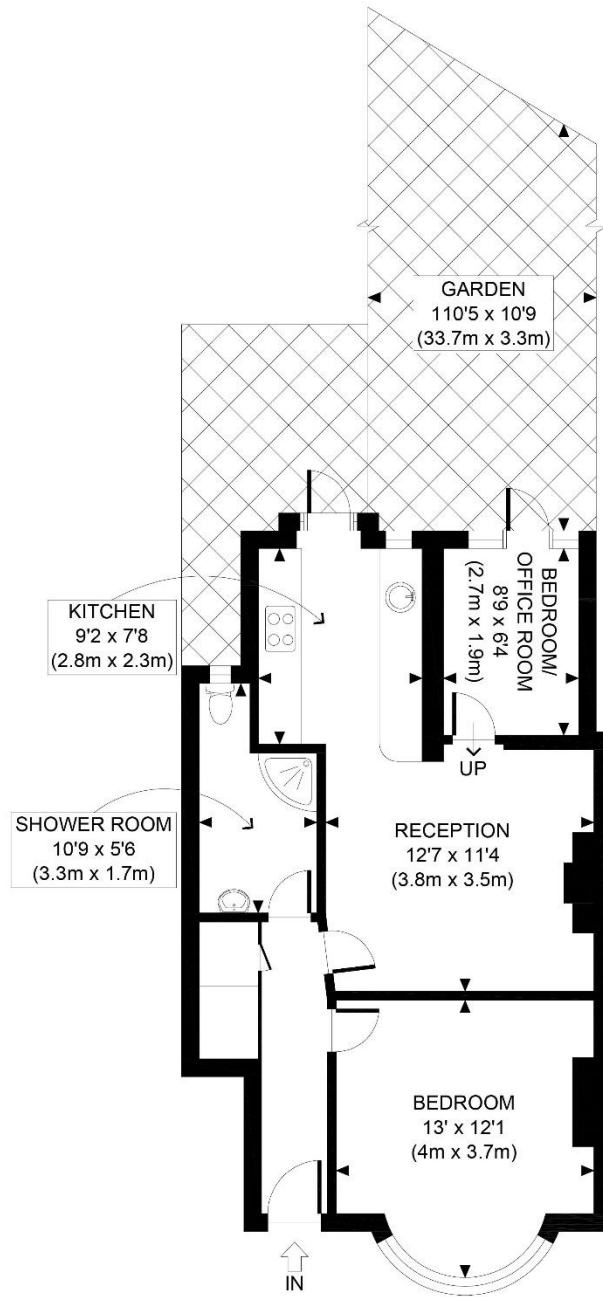
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)**




**BRAEMAR AVENUE, LONDON, NW10 0DR (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 550 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Braemar Ave</p> <p>date 22/10/24</p> <p><b>photoplan</b> </p>
---	---