

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE



EPC Rating: B

Presenting for sale a first floor flat and situated in a residential purpose built development constructed circa 2000 and located at the junction of Neasden Lane with Dog Lane and the property offers ideal first time buyer accommodation or potentially a good rental investment.

The property benefits:-

- Gas central heating
- Double glazed windows
- Own balcony
- Reserved parking space
- Gross internal floor area (including balcony) of 840 sq ft (78 sq m) approximately
- The property is located within a couple of hundred yards of Neasden (Jubilee Line) Tube Station and Neasden shopping centre with its multiple bus services and shopping facilities
- Security entry phone system to communal door

PRICE:£350,000.....LEASEHOLD

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)

The accommodation is arranged as follows:

First Floor**Entrance Hall:**

Fan shaped Lounge: 23'5" x 11'10" (7.13m x 3.61m). Door to exclusive balcony.

Bedroom 1: 15'3" x 13'3" (4.66m x 4.03m). Built-in wardrobe. Double glazed window.

Bedroom 2: 15'3" x 13'2" (4.65m x 4.01m). Built-in wardrobe. Double glazed window.

Kitchen: 9'0" x 7'0" (2.73m x 2.13m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Gas cooker point with extractor hood above. Plumbed for washing machine.

Bathroom/WC: Panelled bath with mixer tap and shower above with shower screen. Pedestal wash hand basin. Low level WC. Tiling to floor and walls.

Lease: 190 years from 1 November 2001 thus having approximately 166 years remaining.

Service Charge: £294 per month.

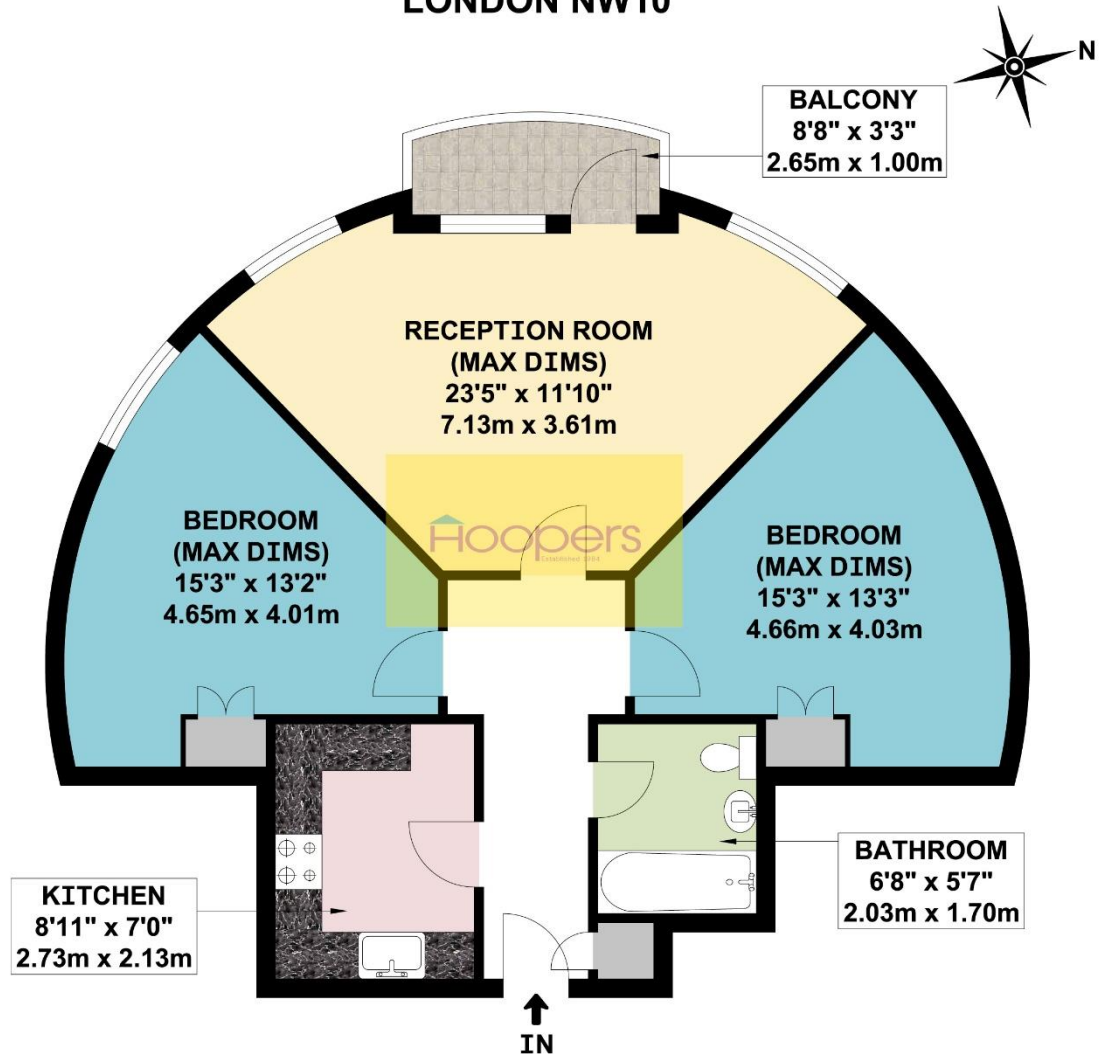
Council Tax: Band C.

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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.

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)

GREEN COURT, NEASDEN LANE, LONDON, NW10 1QE (CONTINUED)**GREEN COURT, NEASDEN LANE
LONDON NW10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 812.99 SQ. FT / 75.53 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 839.58 SQ. FT / 78.00 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".