

NORTH CIRCULAR ROAD, LONDON, NW10 1SR



EPC Rating: C

We are pleased to be able to bring to the market for sale this first floor purpose built maisonette constructed circa 1930 and situated at the junction of Brendon Avenue and Dog Lane and therefore the property is set back from the main North Circular Road.

The property is located within a few yards of Neasden (Jubilee Line) Tube Station with local shops and bus services at Neasden being within a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Own rear garden
- Roof terrace
- Lease of 925 years approximately remaining
- Gross internal floor area of 470 sq ft (44 sq m) approximately

PRICE:£295,000.....LEASEHOLD

NORTH CIRCULAR ROAD, LONDON, NW10 1SR (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected) but we understand it is partially boarded.

Lounge (front): 12'10" x 12'3" (3.92m x 3.74m). Double glazed bay window.

Bedroom: 11'2" x 10'11" (3.41m x 3.34m). Double glazed window. Built-in wardrobes. Wood flooring.

Kitchen: 10'6" x 7'4" (3.20m x 2.23m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Single drainer stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Door to exclusive balcony.

Shower Room/WC: 6'5" x 6'2" (1.96m x 1.87m). Wash hand basin with mixer tap. Low level WC. Corner shower cubicle. Partly tiled walls. Tiled flooring. Heated towel rail. Double glazed Oriel window.

External Features: Own roof terrace with staircase leading down to rear garden.

Lease: 999 years from 25 December 1950 thus having approximately 925 years remaining.

Ground Rent: £15.00 p.a.

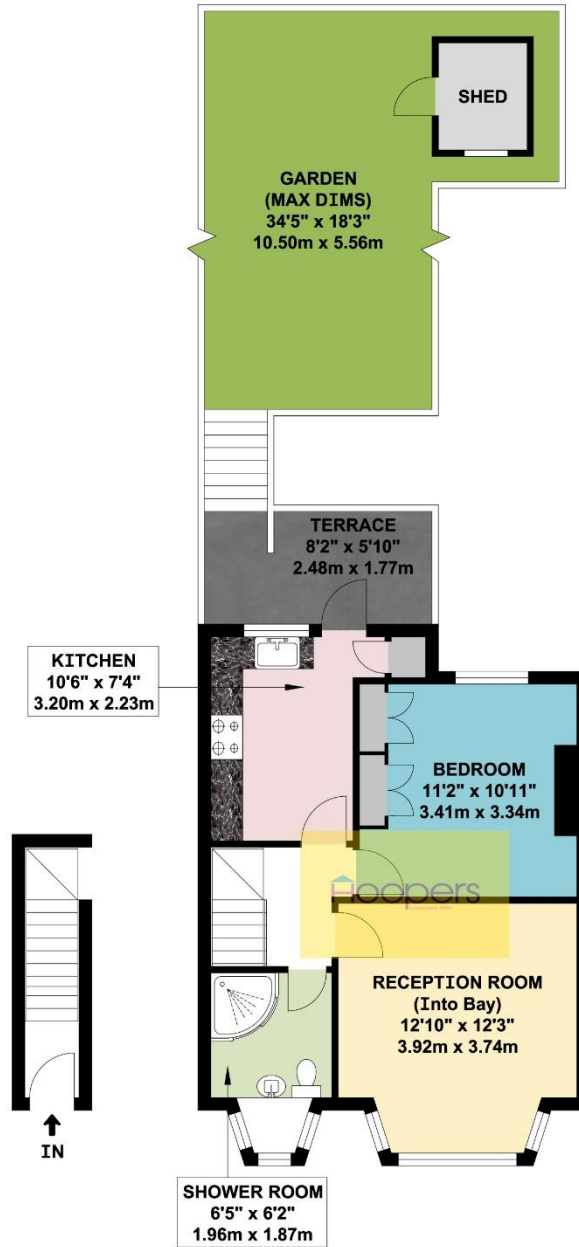
Council Tax Band: B

PRICE: £295,000 **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.

NORTH CIRCULAR ROAD, LONDON, NW10 1SR (CONTINUED)

NORTH CIRCULAR ROAD, LONDON, NW10 1SR (CONTINUED)**NORTH CIRCULAR ROAD
LONDON NW10****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 469.52 SQ. FT / 43.62 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".