

## **NEASDEN LANE NORTH, LONDON, NW10 0DG**



EPC Rating: E

Presenting for sale an extended two bedroom first floor 1930's purpose built maisonette offering ideal accommodation for a first time buyer or potentially a buy-to-let investment.

The property is located close to the junction with Press Road and Braemar Avenue in the heart of Neasden with local bus services and local shops being within a few yards. The nearest Station is Neasden (Jubilee Line). Brent Cross Shopping complex is approximately 2 to 3 miles radius. Benefits include:-

- Gas central heating
- Double glazed windows
- Dining room extension
- Own front door to street
- Own rear garden
- Lease of over 950 years
- Gross internal floor area of 653 sq ft (61 sq m) approximately

**PRICE: ..... £350,000.....LEASEHOLD**

**NEASDEN LANE NORTH, LONDON, NW10 0DG (CONTINUED)**

The accommodation is arranged as follows:

Internal Staircase to:

**First Floor:****Landing:**

**Lounge (front):** 14'5" x 11'10" (4.40m x 3.61m). Double glazed bay window.

**Bedroom 1 (rear):** 13'3" x 8'11" (4.05m x 2.71m). Double glazed window.

**Bedroom 2 (front):** 8'10" x 7'0" (2.70m x 2.14m). Double glazed oriel window.

**Kitchen:** 9'0" x 8'4" (2.72m x 2.54m). Open plan with:

**Dining Room (rear):** 8'10" x 7'10" (2.70m x 2.40m). Access to rear garden.

**Bathroom/WC:** 7'10" x 6'0" (2.40m x 1.82m). Three piece suite of panelled bath, low level WC and pedestal wash hand basin. Tiling to floor and walls. Heated towel rail.

**External Features:** Own rear garden some 25' in length opening onto a mews to rear to provide off street parking to rear garden of the property.

**Lease:** 999 years from 25 December 1978 thus having 952 years remaining approximately.

**Ground Rent:** £6.00 p.a.

**Service Charge:** Nil

**Council Tax:** Band C.

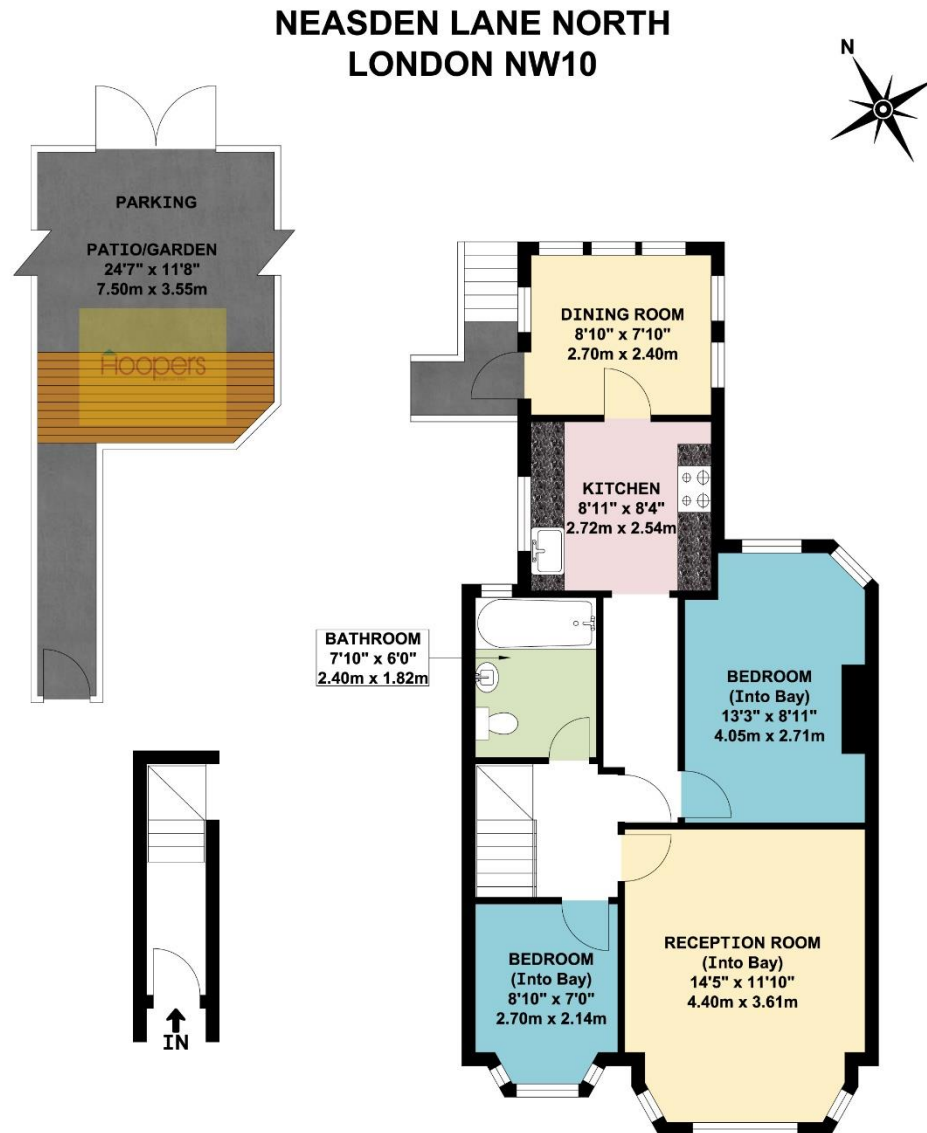
**PRICE: £350,000 LEASEHOLD**

**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.

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**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 652.72 SQ. FT / 60.64 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".