

TANFIELD AVENUE, NEASDEN, LONDON, NW2 7SP



EPC Rating:

We are pleased to be able to offer for sale this ground floor two bedroom purpose built maisonette constructed circa 1930's and benefitting from the following:-

- Gas central heating
- Double glazed windows
- Newly fitted kitchen with integrated appliances
- Off street parking to front
- Own front door to street
- Own rear garden
- Approximately 125 year lease
- Chain free sale
- The property is located within a few yards of local bus services and schools with the nearest Station being Neasden (Jubilee Line)
- Gross internal floor area of 549 sq ft (51 sq m) approximately.

PRICE: £399,000.....LEASEHOLD

TANFIELD AVENUE, LONDON, NW2 7SP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Lounge: 12'1" x 10'10" (3.9m x 3.3m). Wood flooring. Wired for wall lights. Double glazed French doors to rear garden.

Kitchen: 9'8" x 8'6" (2.9m x 2.6m). Fitted with a range of high gloss wall mounted cabinets and matching base cabinets with work surfaces above. Integrated fridge/freezer, washing machine and dishwasher and ceramic hob and oven below with extractor hood above hob. Wall mounted gas boiler.

Bedroom 1 (front): 16'6" x 14'4" (4.9m x 4.4m). Built-in mirror fronted wardrobes to two walls. Wood flooring. Double glazed bay window.

Bedroom 2 (rear): 8'6" x 8'1" (2.6m x 2.5m). Double glazed window. Wood flooring.

Bathroom/WC: 5'8" x 5'5" (1.7m x 1.6m). Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC. Fully ceramic tiled walls. Heated towel rail. Wood flooring.

External Features: Off street parking to front. Own rear garden.

Lease: 125 years approximately.

PRICE: £399,000 LEASEHOLD

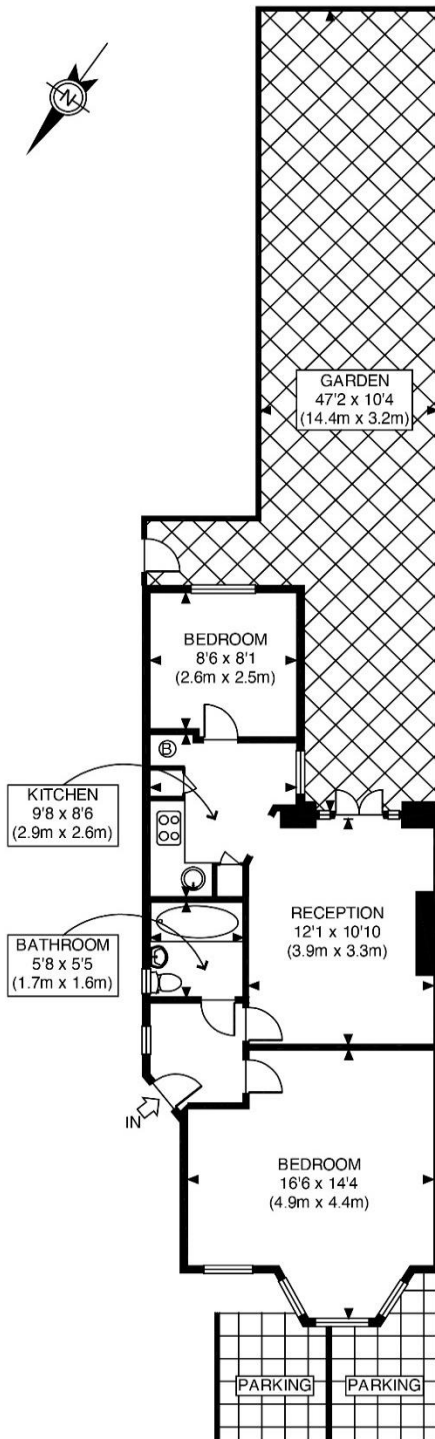
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

TANFIELD AVENUE, LONDON, NW2 7SP (CONTINUED)



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 549 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 51 SQ FT / 549 SQ M
Ref: GCHEA - 041122 Copyright **photoplan**

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