

CYGNET CLOSE, LONDON, NW10 8TP



EPC Rating: C

Hoopers are pleased to present a first-floor, one-bedroom purpose-built apartment in a modern Laing development constructed circa 1989. This well-presented property is ideal for first-time buyers or investors, as it is ready to move into immediately.

Conveniently located within a few hundred yards of the Neasden Swaminarayan Temple, IKEA furniture store, and Brent Park Tesco, this property is offered with no upper chain.

- 1 double bedroom
- Chain free sale
- Double glazed windows
- Economy 7 heating
- Residents parking
- Well presented throughout
- Gross internal floor area of 468 sq ft (43 sq m) approximately
- The nearest stations are Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line)

PRICE:£295,950.....LEASEHOLD

CYGNET CLOSE, LONDON, NW10 8TP (CONTINUED)

The accommodation is arranged as follows:

Own front door with Internal Staircase to:**First Floor:**

Hall: Wood flooring. Storage cupboard.

Lounge: 17'8" x 10'3" (5.38m x 3.12m). Two double glazed windows. Wood flooring. Electric storage heater. Leading to:

Kitchen: 7'11 x 7'0" (2.41m x 2.14m). Double glazed window. Wall and base cupboards. Electric cooker. Plumbing for washing machine.

Bedroom 1: 10'0" x 8'6" (3.05m x 2.60m). Double glaze window.

Bathroom/WC: 6'9" x 5'7" (2.07m x 1.70m). Low level WC. Pedestal wash hand basin. Panelled bath with mixer tap.

Lease: 125 years from 1 July 1992 thus having approximately 94 years remaining.

Service Charge: £229.77 pcm.

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.

CYGNET CLOSE, LONDON, NW10 8TP (CONTINUED)

CYGNET CLOSE, LONDON, NW10 8TP (CONTINUED)**CYGNET CLOSE
LONDON NW10****SECOND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 468.33 SQ. FT / 43.51 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".