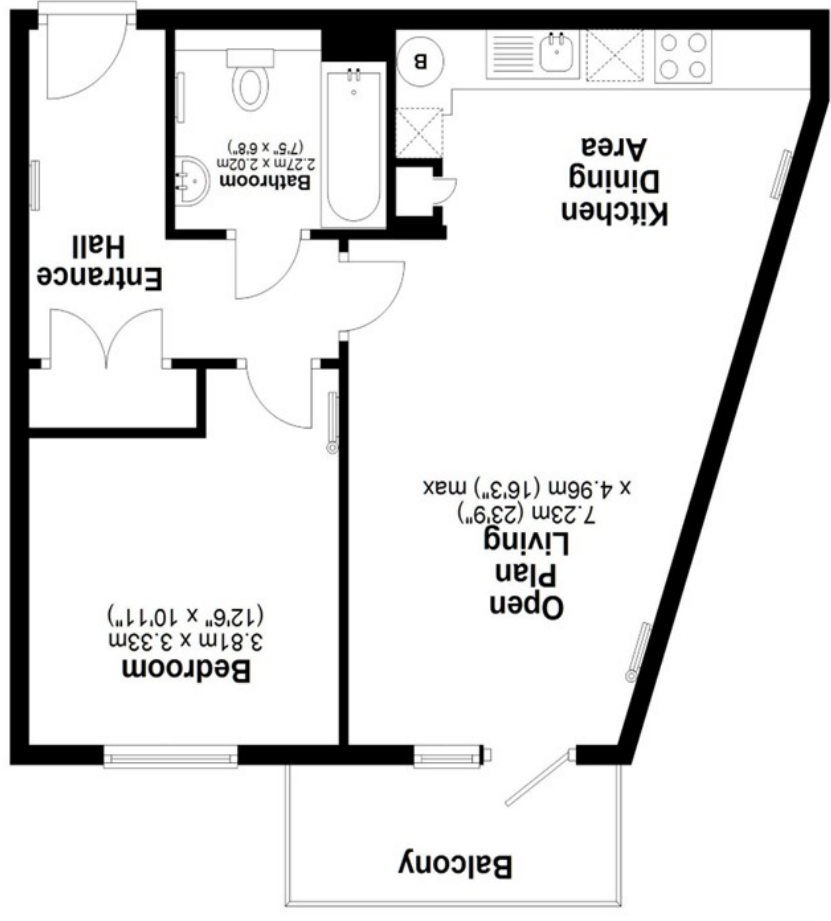
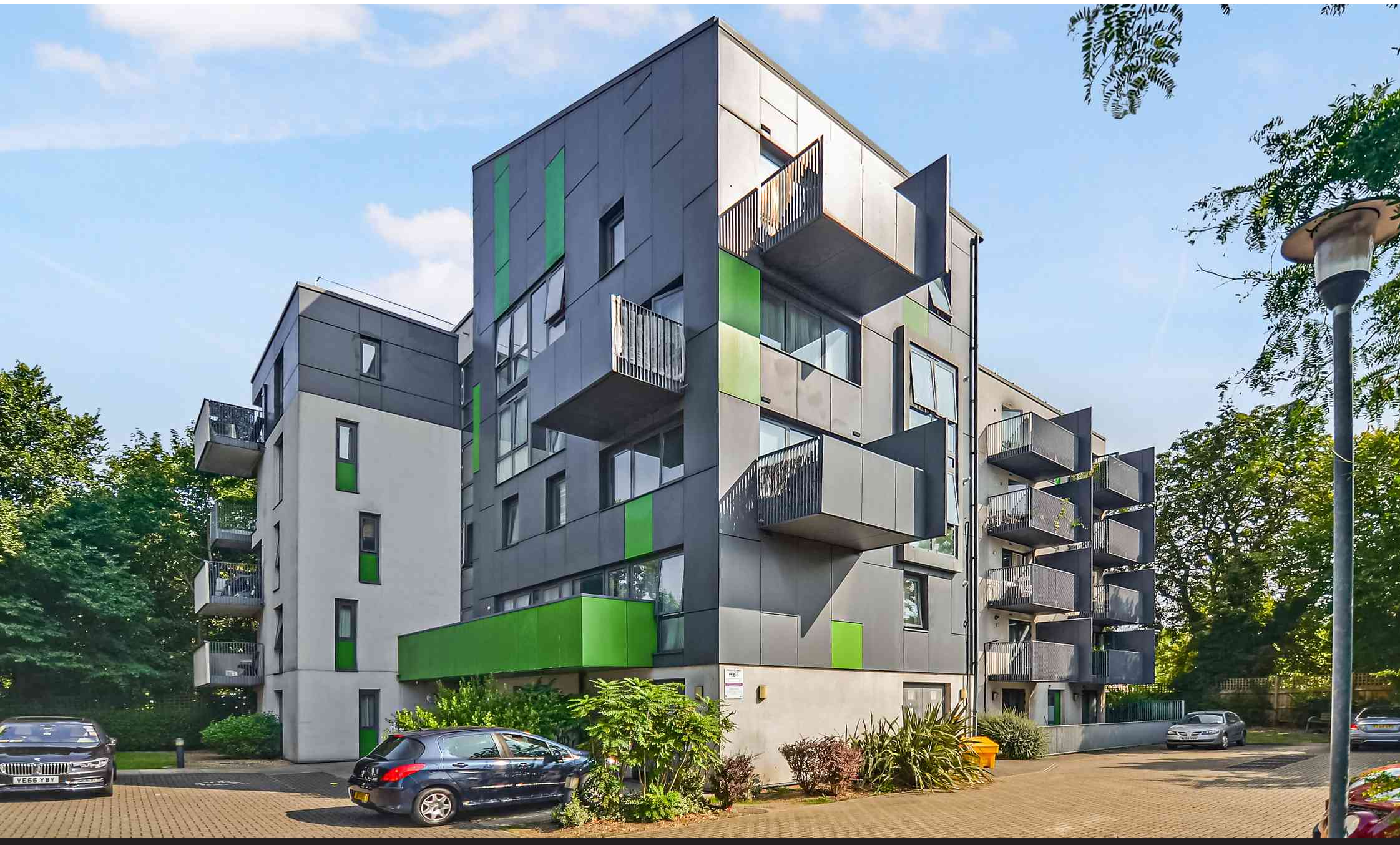


Energy Efficiency Rating	
Current	Potential
76	76
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by prospective purchasers/tenants. The services, systems and appliances listed in this specification have not been tested by Oliver Renalls and any representative of Oliver Renalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Renalls Date Prepared - August 2024



Top Floor Flat (4)  
 Approx. 53.9 sq. metres (580.0 sq. feet)



Flat 26, 20 Ebony Court, Neasden Lane, London. NW10 2AQ.

£73,750



25% SHARED OWNERSHIP of this well presented one bedroom fourth floor flat located in a popular location a short walk from Neasden Jubilee Line tube providing a 20 minute commute into central London including Westminster and Bond Street. Also close by are local parks and day to day amenities including restaurants and cafes.

The property is also available on the shared ownership scheme. Through Shared Ownership you can buy up to 75% of the property, paying a low-cost rent on the remaining unpurchased 'share' of the home. What's more, your mortgage deposit is based on the value of the share you buy, not the full market value, making these homes even more affordable than buying through private sale.

#### Bedroom

12' 6" x 10' 11" (3.81m x 3.33m) Double glazed window, radiator

#### Bathroom

Panel enclosed bath, low level WC, pedestal wash hand basin, tiled walls and floor, heated towel rail

#### Open Plan Living

23' 9" x 16' 3" (7.24m x 4.95m) Double glazed window and door to balcony, two radiators, part carpeted part tiled floor

#### Kitchen

Range of eye and base level units single drainer sink, gas hob with oven under and extractor hood over, plumbing and space for washing machine, wall mounted boiler

