

## **BERMANS WAY, NEASDEN, LONDON, NW10 1RY**



EPC Rating: B

We are pleased to be able to offer for sale this newly constructed detached property offering ready to move into accommodation and having the following benefits.

- Gas central heating with underfloor heating to ground floor
- Alarm system
- Detached property
- New build warranty
- Integrated appliances to kitchen
- Two double bedrooms
- Two bathrooms
- Porcelain tiled flooring to ground floor and rear garden
- Bicycle storage to front garden
- The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station
- CCTV
- Integrated sound system with speakers to ceilings in lounge and kitchen area
- Front and rear gardens
- Gross internal floor area of 915 sq ft (85 sq m) approximately

**PRICE: .....£599,950.....FREEHOLD**

**BERMANS WAY, LONDON. NW10 1RY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lounge/Kitchen (rear):** 22'10" x 11'2" (6.97m x 3.41m). Double glazed French doors to rear garden.  
**Kitchen Area:** With quartz worktops with concealed work surface lighting. Fitted wall cupboards and base cabinets. Built-in gas hob with oven below and extractor hood above hob. Integrated washing machine, dishwasher, fridge/freezer and microwave oven. Built-in ceiling speakers.

**Bedroom 2 (front):** 12'0" x 10'1" (3.64m x 3.07m). Double glazed window to front.

**Shower Room/WC:** Low level WC with concealed cistern. Double width shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Ceramic tiled flooring and walls. Heated towel rail.

**First Floor:**

**Bedroom 1:** 19'10" x 16'9" (6.05m x 5.10m). Carpeted flooring. Double glazed dormer window and under eaves storage cupboard.

**Bathroom/WC:** 8'10" x 5'8" (2.68m x 1.72m). Low flush WC with concealed cistern. Panelled bath with shower over bath. Ceramic tiled flooring and walls. Heated towel rail. Wash hand basin with mixer tap and drawers below.

**External features:** Front garden with bicycle storage unit. Rear garden with porcelain tiled flooring.

**PRICE:** **£599,950** **FREEHOLD**

**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.

**BERMANS WAY, LONDON, NW10 1RY (CONTINUED)**



**BERMANS WAY, LONDON. NW10 1RY (CONTINUED)****BERMANS WAY  
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 915.47 SQ. FT / 85.05 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".