

BRAEMAR AVENUE, LONDON, NW10 0DP



EPC Rating:

A two bedroom first floor maisonette situated in this popular residential road off Neasden Lane North

- Double glazed windows
- Gas central heating
- Own large rear garden
- Own front door to street
- Chain free sale
- Gross internal floor area of 520 sq ft (46 sq m) approximately

PRICE: £275,000.....LEASEHOLD

BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Landing: Hatch to loft space (not inspected)

Lounge: 12'1" x 10'11" (3.70m x 3.35m). Wood flooring. Double glazed window. Door to:

Kitchen: 8'11" x 8'8" (2.73m x 2.66m). Wood flooring. Plumbing for washing machine. Single drainer stainless steel sink unit with mixer tap. Wall mounted gas boiler. Double glazed door to garden. Built-in cupboards.

Bedroom 1 (rear): 13'3" x 12'1" (4.05m x 3.70m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (middle): 7'4" x 6'11" (2.26m x 2.13m). Double glazed window.

Bathroom/WC: Three piece suite of panelled bath with mixer tap, low level WC and wash hand basin.

External Features: Own large rear garden. Side entrance.

Lease: 99 years from 25 December 1988 thus 64 years remaining approximately.

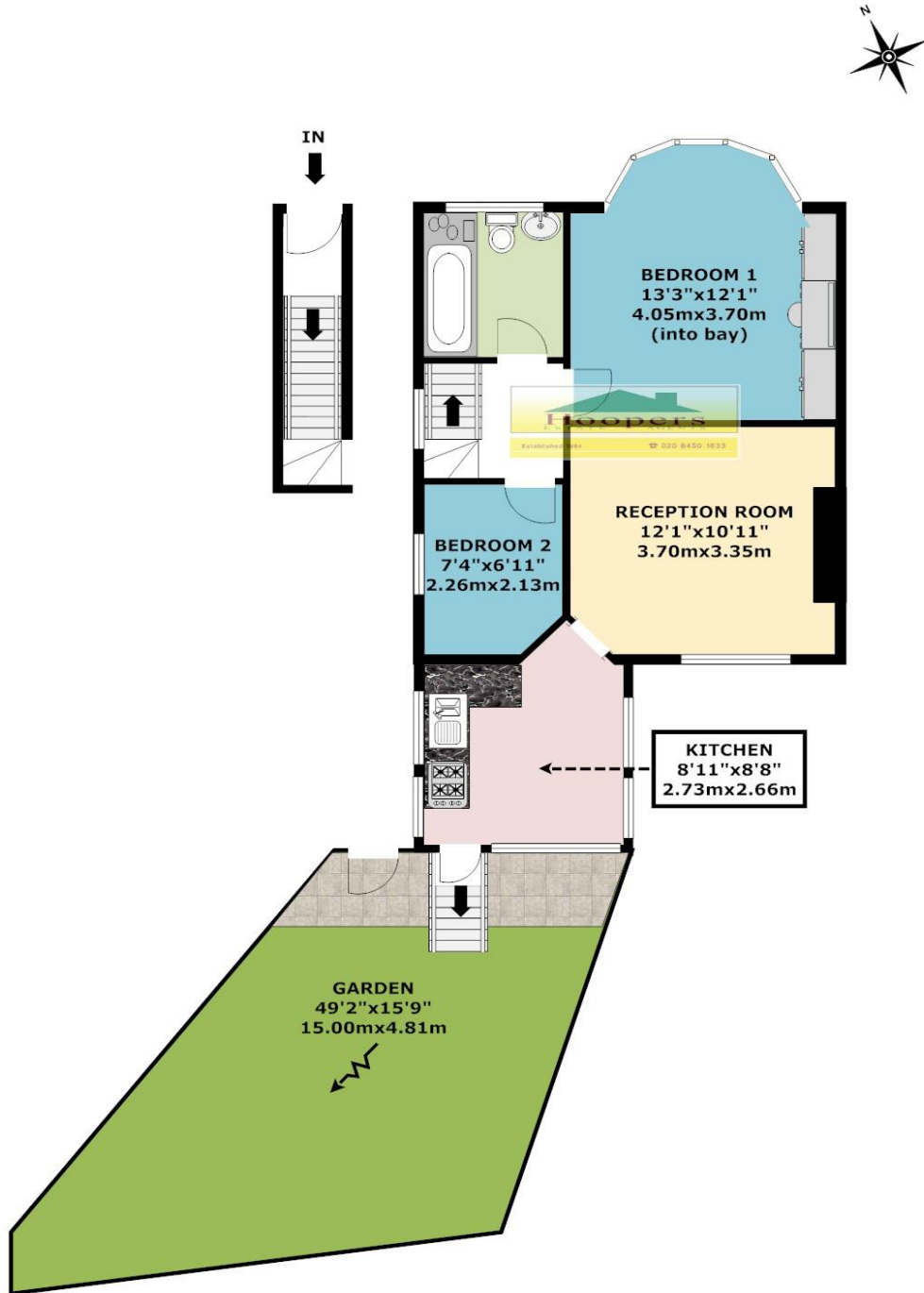
PRICE: £275,000 LEASEHOLD

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.

BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)



BRAEMAR AVENUE, LONDON, NW10 0DP (CONTINUED)**BRAEMAR AVENUE
LONDON NW10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 520.43 SQ F / 46.00 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 ERRORS, OMISSIONS, OR MIS-ESTATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER