

**BANTING HOUSE, AINSWORTH CLOSE (OFF BROOK ROAD), LONDON, NW2 7ED**



EPC Rating: D

A spacious ex-local authority two double bedroom second floor flat set in a purpose built development. The property benefits from entry phone system and has its own private balcony. The property is ideal for both first time buyers and investors alike. Viewing is highly recommended.

- Secure entry phone system.
- Two double bedrooms
- Gas central heating
- Spacious fitted kitchen
- Double glazing
- Bathroom
- Own private balcony
- Communal gardens
- Residents parking
- Local bus services and schools are within a few hundred yards at Crest Road
- Gross internal floor area of 775 sq ft (72 sq m) approximately

**PRICE: .....£365,000.....LEASEHOLD**

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The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Built-in cupboards. Wood laminate flooring. Two built-in cupboards. Further large walk-in cupboard.

**Lounge:** 18'4" x 10'2" (5.58m x 3.09m). Double glazed window.

**Kitchen:** 11'1 x 10'2" (3.37m x 3.10m). Double glazed window. Single drainer sink unit with mixer tap. Fitted wall and base cupboards. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Wall mounted boiler. Tiled flooring and part tiled walls. Double glazed door to balcony.

**Bedroom 1:** 15'9" x 9'3" (4.81m x 2.81m). Double glazed windows. Wood laminate flooring.

**Bedroom 2:** 12'9" x 9'3" (3.89m x 2.81m). Double glazed window.

**Bathroom/WC:** 8'3" x 7'4" (2.52m x 2.24m). Panelled bath with mixer tap and shower attachment. Wash hand basin with vanity unit. Fully tiled walls and flooring. Extractor fan.

**Lease:** 125 years from 20 March 1989 thus having 89 years remaining approximately.

**Service Charge:** £132.00 per month.

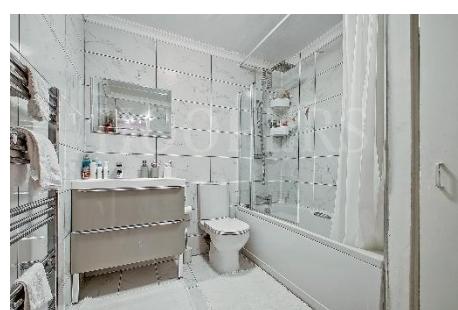
**Ground Rent:** £10.00 p.a.

**Council Tax:** Band C.

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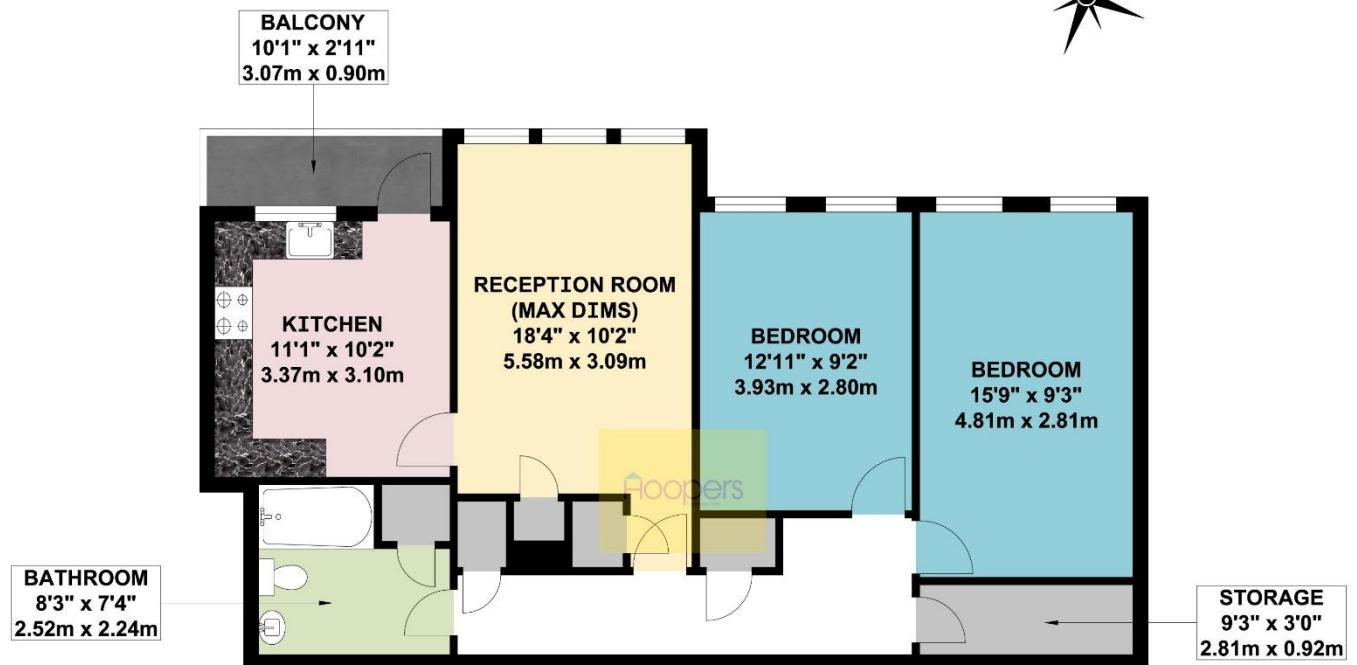
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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.

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**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 775.00 SQ. FT / 72.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 805.67 SQ. FT / 74.85 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".