

WESTVIEW CLOSE (OFF SOUTHVIEW AVENUE), NW10 1RH



EPC Rating: D

An extended ground floor purpose built maisonette located in this popular residential cul-de-sac off Southview Avenue and located within a few hundred yards of Neasden (Jubilee Line) Tube Station via a pathway into the Station from the end of Southview Avenue. Benefits include:-

- Gas Central Heating
- Double glazed windows
- Chain free sale
- Two double bedrooms
- Own rear garden
- Own front door to street
- 925 years lease remaining approximately
- Gross internal floor area of 583 sq ft (54 sq m) approximately

PRICE: £399,950..... LEASEHOLD

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The accommodation is arranged as follows:

Ground Floor:

Lounge: 14'1" x 11'4" (4.30m x 3.45m). Double glazed window. Wood flooring.

Bedroom 1 (front): 12'8" x 11'10" (3.86m x 3.60m). Double glazed bay window. Wood flooring.

Bedroom 2 (rear): 12'8" x 11'10" (3.86m x 3.60m). Double glazed window. Shower cubicle. Wood flooring.

Kitchen: 11'11" x 6'11" (3.63m x 2.11m). Fitted with a range of built-in wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Ceramic tiled flooring. Double glazed window. Sink unit. Built-in gas hob with oven below. Door to shared storage area.

Bathroom/WC: 6'6" x 6'4" (1.98m x 1.94m). Panelled bath. Low level WC. Wash hand basin. Ceramic tiled flooring and fully tiled walls.

External Features: Own rear garden.

Lease: 999 years from 25 December 1950, thus having 925 years remaining approximately.

PRICE:..... £399,950..... 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.

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**WEST VIEW CLOSE
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 582.54 SQ. FT / 54.12 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".