

**ANNESLEY CLOSE, NEASDEN, LONDON, NW10 0ES**



EPC Rating: D

We are pleased to be able to offer for sale this unusual double fronted three bedroom ground floor purpose built extended 1930's maisonette offering spacious accommodation for a larger family or potentially or as a buy-to-let investment. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking to front of property
- Own front door to street
- Three double bedrooms
- Own large rear garden
- Side access
- Gross internal floor area of 779 sq ft (72 sq m) approximately
- Cul-de-sac location
- The nearest Station is Neasden (Jubilee Line)
- Local buses and shops are located within a few yards at Neasden town centre.

**PRICE: ..... £425,000.....LEASEHOLD**

**ANNESLEY CLOSE, NEASDEN, LONDON, NW10 0ES (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge (rear):** 14'5" x 11'6" (4.40m x 3.50m). Built-in book shelves. Open plan with:-

**Kitchen/Diner:** 11'0" x 8'9" (3.32m x 2.67m). Breakfast bar. Fitted matching wall cabinets and base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Plumbing for washing machine. Double glazed door to rear garden.

**Bedroom 1 (front):** 12'4" x 10'0" (3.77m x 3.02m). Double glazed window.

**Bedroom 2 (front):** 11'6" x 9'5" (3.50m x 2.88m). Double glazed window.

**Bedroom 3 (rear):** 11'2" x 10'5" (3.41m x 3.18m). Double glazed window. Double glazed door to garden.

**Bathroom/WC:** 7'4" x 5'4" (2.23m x 1.63m). Panelled bath. Low level WC. Pedestal wash hand basin. Wood flooring. Fully tiled walls.

**External Features:** Own rear garden some 67' in length. Off street parking to front of property for several vehicles.

**Lease:** 125 years from 18 March 1990 thus having approximately 91 years remaining.

**PRICE: £425,000 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.

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