

NEASDEN LANE, LONDON, NW10 OEP



EPC Rating: C

A first floor one bedroom flat above commercial premises right on the doorstep of Neasden Lane's multiple shopping and bus services with the nearest station being Neasden (Jubilee Line).

Benefits include:-

- One bedroom flat
- Gas central heating
- Double glazed windows
- Fitted kitchen
- Modern bathroom
- The property is right outside Neasden shopping parade.
- Gross internal floor area of 490 sq ft (46 sq m) approximately
- Ideal for investors & first time buyers.

PRICE:£280,000.....LEASEHOLD

NEASDEN LANE, LONDON, NW10 OEP (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge (rear): 17'5" x 10'7" (5.32m x 3.23m). Double glazed front aspect windows. Shelving.

'L' shaped Kitchen/Diner: 12'0" x 4'8" (3.66m x 1.41m) x 6'1" x 4'5" (1.85m x 1.35m). Side aspect window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for washing machine. Part tiled walls.

Bedroom: 10'7" x 9'7" (3.23m x 2.92m). Double glazed rear aspect window.

Bathroom/WC: 8'1" x 4'5" (2.46m x 1.35m). With three piece suite comprising of panelled bath with mixer tap and shower attachment with shower curtain and rail. Low level WC. Vanity wash hand basin with cupboard below. Fully tiled walls and flooring. Heated towel rail.

Lease: 189 years from 25 March 1988, thus having 154 years remaining approximately.

Insurance, Service Charge & Ground Rent: £953.59 p.a. approximately

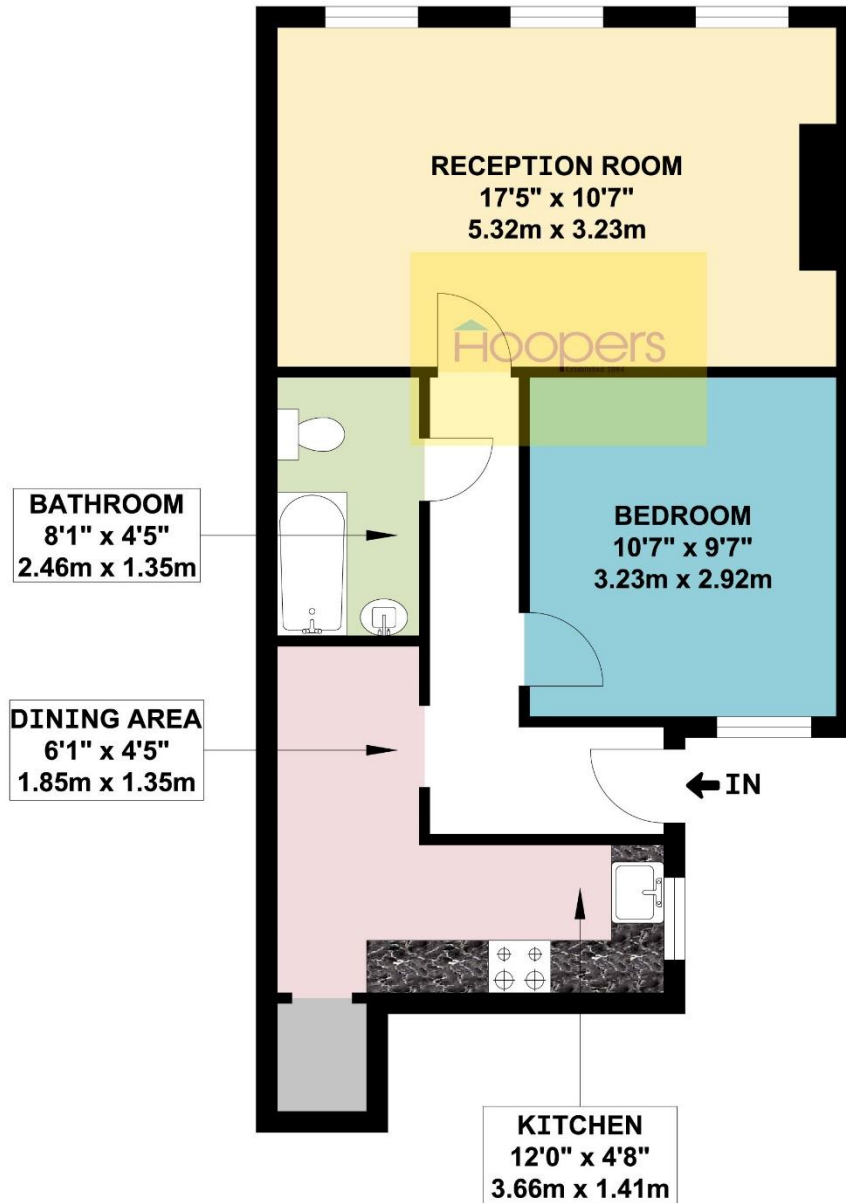
PRICE: **£280,000** **LEASEHOLD**

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.

NEASDEN LANE, LONDON, NW10 OEP (CONTINUED)



NEASDEN LANE, LONDON, NW10 OEP (CONTINUED)NEASDEN LANE
LONDON NW10**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 490.08 SQ. FT / 45.53 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".