

TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RX



EPC Rating: D

We are delighted to be able to bring to the market this extended ground floor purpose built maisonette which is situated toward the Neasden roundabout end of Tanfield Avenue and is therefore with a quarter to half a mile maximum radius of Neasden (Jubilee Line) Tube Station with Neasden shops and bus services being within a few hundred yards. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Conservatory extension
- Own rear garden
- Front garden
- Own front door to street
- Side pedestrian access
- Lease in excess of 900 years
- Gross internal floor area (including conservatory) of 770 sq ft (72 sq m) approximately

PRICE:£415,000.....LEASEHOLD

TANFIELD AVENUE, LONDON, NW2 7RX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 13'5" x 12'6" (4.08m x 3.82m). Double glazed window. Door to:

Kitchen: 12'0" x 11'2" (3.63m x 3.41m). Fitted wall and base cupboards. One and a half bowl sink unit. Tiled flooring. Plumbing for washing machine. Built-in gas hob with oven below. Open plan with:

Conservatory Extension: 13'0" x 9'6" (3.96m x 2.90m). Blinds to ceiling and walls. French double glazed doors to rear garden. Additional double glazed door to side.

Bedroom 1 (front): 13'5" x 12'8" (4.08m x 3.85m). Built-in mirror fronted wardrobes. Double glazed window.

Bedroom 2 (front): 7'0" x 6'9" (2.13m x 2.07m). Double glazed window.

Bathroom/WC: 7'10" x 6'8" (2.40m x 2.04m). Panelled bath with mixer tap and hand shower. Low level WC. Vanity wash hand basin. Tiled flooring and walls.

External Features: Front and rear gardens, the rear garden with patio and lawn.

Lease: 999 years from 24 June 1951 thus having 925 years remaining approximately.

Ground Rent: £7.00 p.a.

Council Tax: Band C.

<u>PRICE:</u>	<u>£415,000</u>	<u>LEASEHOLD</u>
----------------------	------------------------	-------------------------

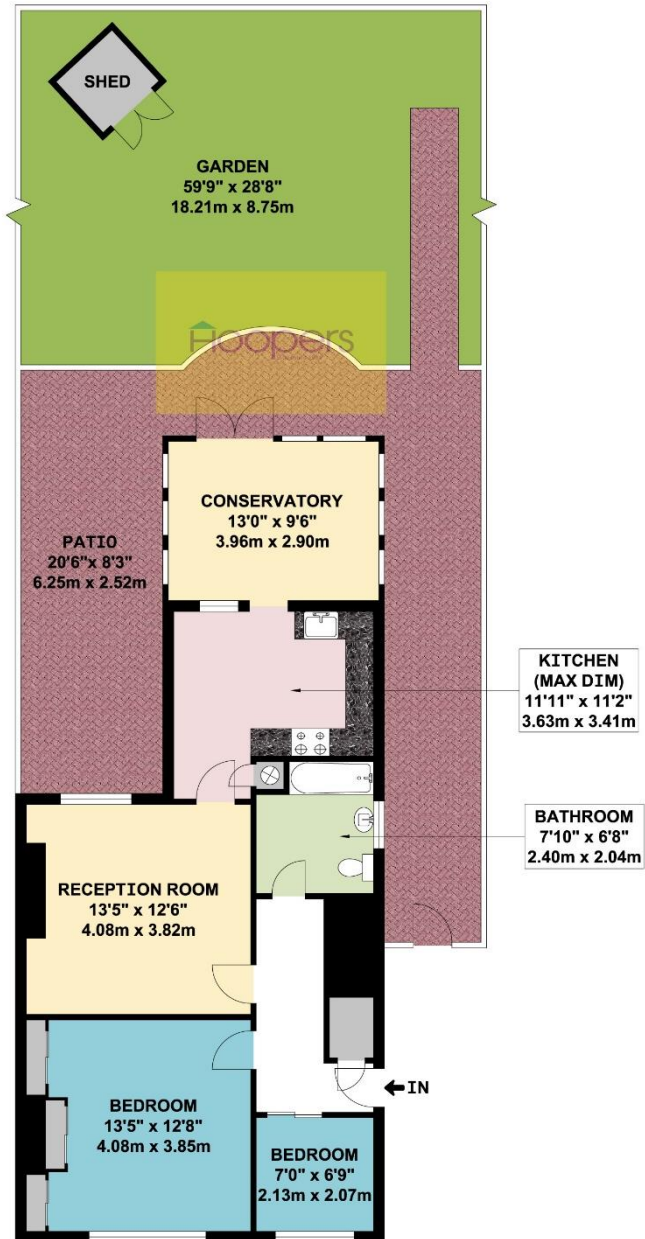
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

TANFIELD AVENUE, LONDON, NW2 7RX (CONTINUED)

TANFIELD AVENUE, LONDON, NW2 7RX (CONTINUED)

**TANFIELD AVENUE
LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 651.00 SQ. FT / 60.48 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 770.48 SQ. FT / 71.58 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".