

CLIFFORD COURT, CAIRNFIELD AVENUE, LONDON, NW2 7PR



EPC Rating: D

A second (top) floor flat in this 1930's purpose built development situated over three floors and this property offers good sized two bedroom accommodation suitable for home ownership or buy to let

- Gas central heating
- Double glazed windows
- The property is located within a few yards of Neasden shopping centre.
- The nearest station is Neasden (Jubilee Line)
- Two good sized bedrooms
- 165 years lease
- Gross internal floor area of 659 sq ft (61 sq m) approximately

PRICE:£350,000.....LEASEHOLD

CLIFFORD COURT, CAIRNFIELD AVENUE, LONDON, NW2 7PR (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Built-in cupboard.

Lounge: 14'11" x 12'0" (4.55m x 3.67m). Wood flooring. Double glazed windows.

Bedroom 1 (rear): 14'11" x 13'3" (4.55m x 4.04m). Double aspect windows, one being double glazed. Wood flooring.

Bedroom 2 (rear): 11'7" x 9'9" (3.52m x 2.97m). Wood flooring. Double glazing.

Kitchen: 9'2" x 7'11" (2.80m x 2.42m). Single drainer stainless steel sink unit with mixer tap. Built-in wall cupboards and matching base cabinets. Built-in gas hob with oven below and extractor hood above hob. Gas boiler. Door to balcony.

Bathroom/WC: 6'8" x 6'8" (2.04m x 2.03m). With three piece suite of panelled bath, wash hand basin and low level WC. Ceramic tiling to floor and walls.

Lease: 218 years from 25 December 1971 thus having approximately 165 years remaining.

Service Charge: £2,800 p.a.

Ground Rent: Nil.

Council Tax: Band C.

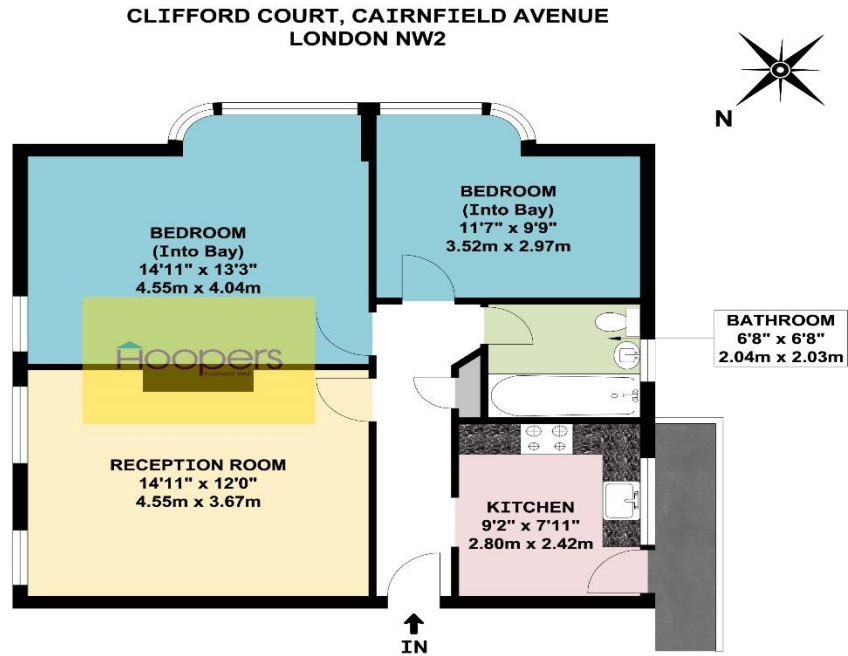
PRICE: £350,000 LEASEHOLD

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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APPROX. GROSS INTERNAL FLOOR AREA 659.39 SQ. FT / 61.26 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".