

## **TADWORTH ROAD, NEASDEN, LONDON, NW2 7UB**



EPC Rating: C

We have for sale a most unusual property being a self-contained two bedroom duplex ground and first floor maisonette with own front door to street.

This property offers a first time buyer ideal ready to move into accommodation comprising:

- Off street parking to front for one vehicle
- Exclusive south facing rear garden
- Two good sized bedrooms
- Double glazed window
- Gas central heating
- Lease of 935 years remaining
- Gross internal floor area of 693 sq ft (64 sq m) approximately
- Brent Cross Shopping complex is within two miles radius approximately
- The nearest Station is Brent Cross West (with overground trains into Kings Cross and Farringdon in approximately 15 and 20 minutes respectively)
- Local schools and buses can be found within a few hundred yards at Crest Road

**PRICE: ..... £475,000.....LEASEHOLD**

**TADWORTH ROAD, LONDON, NW2 7UB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Lounge:** 14'0" x 9'3" (4.2m x 2.8m). Downlights to ceiling. Built-in shoe cupboard. Double glazed window. Wood flooring.

**Kitchen:** 13'8" x 8'7" (4.2m x 2.6m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in 50/50 gas/electric four ring hob with oven below and extractor hood above hob. Single drainer sink unit with mixer tap. Integrated dishwasher and washing machine. Door to:

**Conservatory:** 9'3" x 8'4" (2.8m x 2.5m). Roof blinds and French doors to rear garden.

**First Floor:**

**Landing:** Built-in display cabinet.

**Bedroom 1 front):** 14'8" x 9'7" (4.5m x 2.9m). Double glazed window. Built-in wardrobes to one wall with mirror fronted doors.

**Bedroom 2 (rear):** 10'1" x 8'4" (3.1m x 2.5m). Double glazed window.

**Bathroom/WC:** 7'0" x 5'0" (2.1m x 1.5m). Jacuzzi bath with mixer tap and shower above bath with shower screen. Wash hand basin with cupboard below. Low level WC with concealed cistern. Bathroom cabinet. Downlights to ceiling. Tiling to floor and walls. Double glazed window.

**External features:** Off street parking to front garden for one vehicle. Rear garden having a southerly aspect with decking, lawn and garden shed.

**Lease:** 999 years from 28 September 1961 thus having approximately 935 years remaining.

**Ground Rent:** Nil

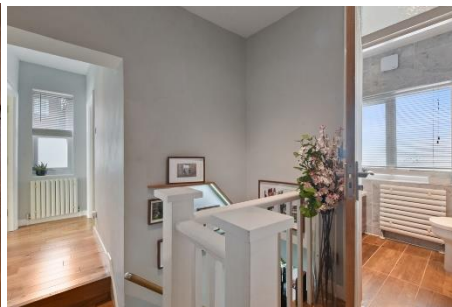
**Service Charge:** N/A

**Council Tax:** Band C.

**PRICE: £475,000 LEASEHOLD**

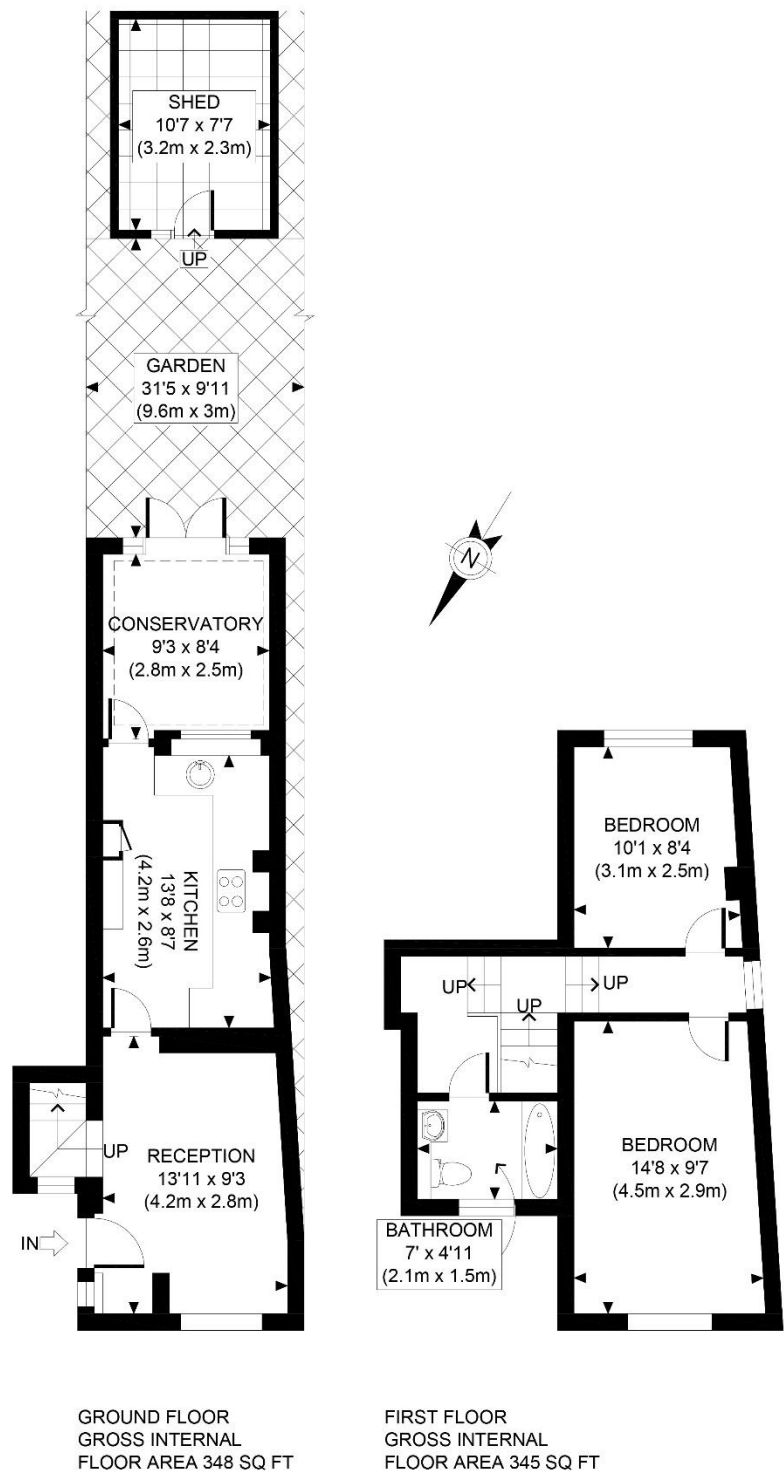
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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.

**TADWORTH ROAD, LONDON, NW2 7UB (CONTINUED)**



**TADWORTH ROAD, LONDON, NW2 7UB (CONTINUED)**



<b>APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT / 64 SQM</b> <small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<b>Tadworth Road</b>	
	date	03/06/25
	<b>photoplan</b> 	