

## **LEELAND WAY (OFF BERMANS WAY), NEASDEN, NW10 1SA**



### **EPC Rating:**

A third (top) floor two bedroom penthouse flat in this purpose built block and located within a few hundred yards of Neasden (Jubilee Line) tube station and local shops and bus services at Neasden shopping parade with its multitude of shops, eateries and bus services.

- 3<sup>rd</sup> (top) floor flat
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- 2 private balconies
- Spacious lounge open plan with kitchen
- Well appointed kitchen
- Gross internal floor area of 700 sq ft (65 sq m) approximately
- Wood flooring
- Gas central heating
- Double glazing
- Long lease
- Security entry phone system to main communal door
- Ideal for first time buyers or investors

**PRICE: .....£380,000.....LEASEHOLD**

**LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)**

The accommodation is arranged as follows:

**Third Floor:**

**Entrance Hall:** Built-in cupboard. Wood flooring.

**Kitchen/Reception Room:** 21'10" x 20'4" (6.65m x 6.19m). Double glazed window. **Kitchen area:** Fitted with wall and base cupboards. Built in Combination boiler. Single drainer stainless steel sink unit with mixer tap. Gas hob with oven below and extractor hood above. Part tiled walls. Wood flooring. **Lounge area:** Wood flooring and doors to own private balcony.

**Bedroom 1:** 12'5" x 10'8" (3.78m x 3.24m). Double glazed window. Wood flooring. Door to own private balcony and door to:

**Ensuite Shower Room/WC:** With shower cubicle, wash hand basin and low-level WC. Tiled walls and flooring. Heated towel rail.

**Bedroom 2:** 14'4" x 9'4" (4.38m x 2.84m). Double glazed window. Wood flooring.

**Bathroom/WC:** 8'1" x 5'8" (2.46m x 1.72m). Frosted double glazed window. Three-piece suite. Panelled bath with mixer tap and shower attachment with shower screen. Vanity wash hand basin with cupboard below. Low level WC. Tiled walls and flooring. Heated towel rail.

**External Features:** Communal gardens.

**Lease:** 120 years from and including 1 October 2010 thus having approximately 105 years remaining.

**Service Charge:** £1,770 p.a.

**Ground Rent:** £350.

**Council Tax:** Band C.

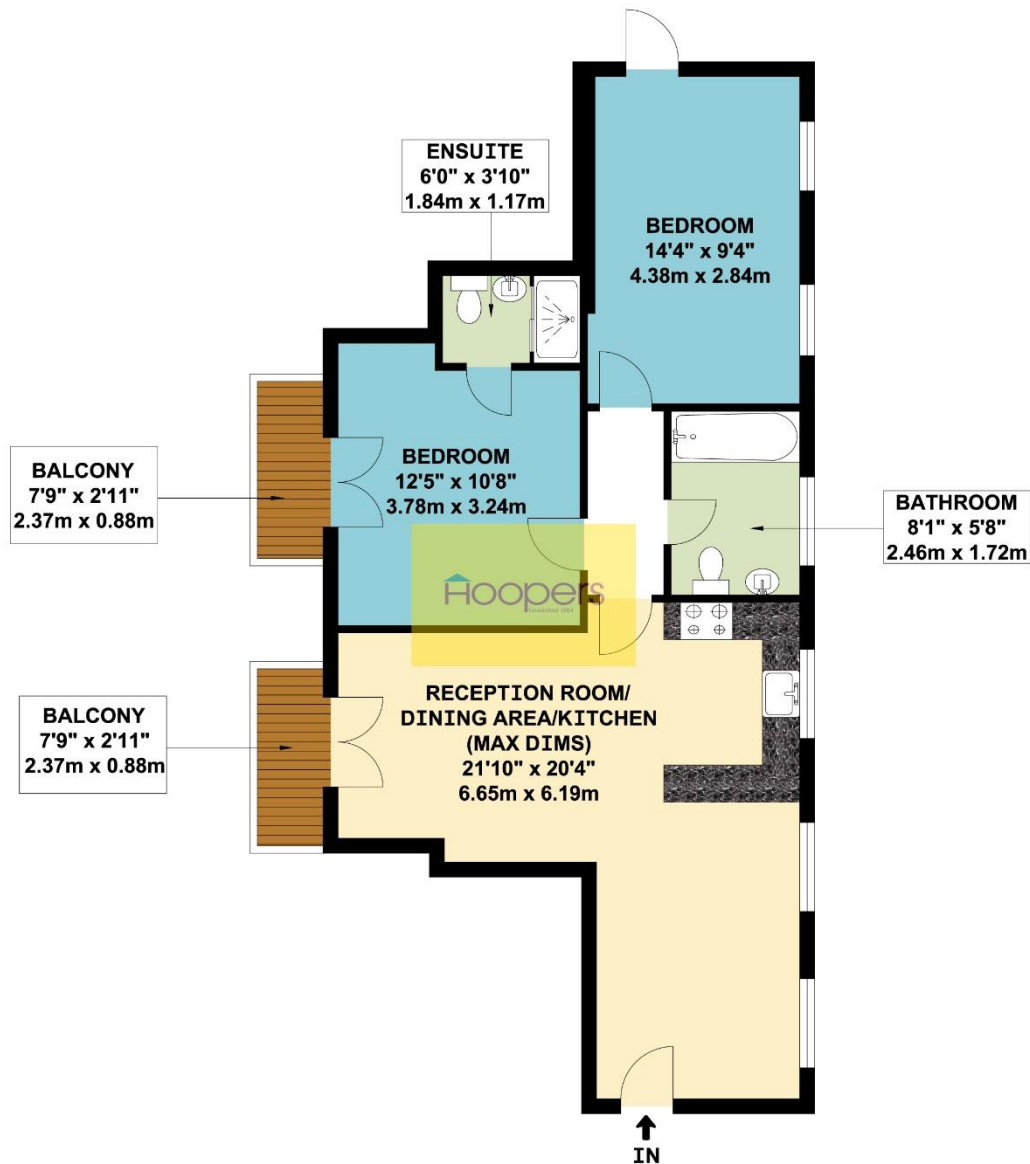
**PRICE: £380,000 LEASEHOLD**

**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.

**LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)**



**LEELAND WAY (OFF BERMANS WAY) NEASDEN, NW10 1SA (CONTINUED)****LEELAND WAY  
LONDON NW10****THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 699.65 SQ. FT / 65.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 720.85 SQ. FT / 66.97 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".