



**Brondesbury Park
London
NW2 5JN**

Offers In Excess Of £412,000

bettermove

Brondesbury Park London

Bettermove are proud to present this 1 bedroom second floor flat in London available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ, rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

This is a leasehold property with approximately 110 years remaining on the lease; the ground rent is approximately £150pa and the service charge is paid on an as and when basis.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

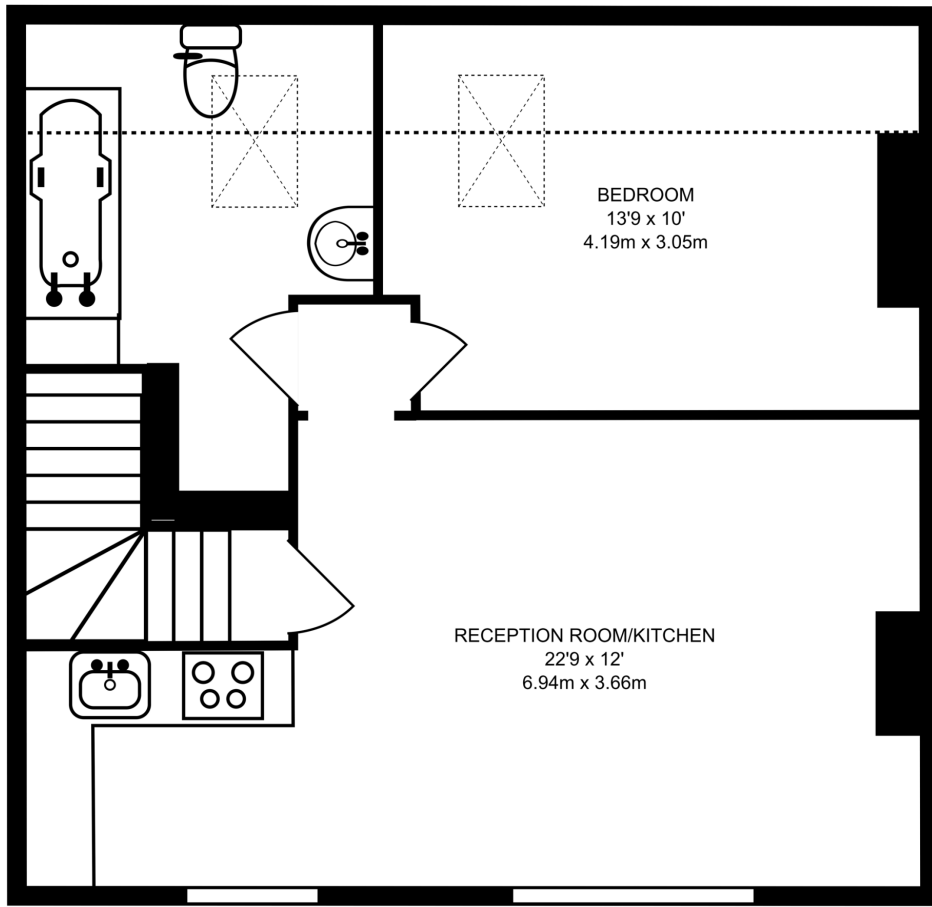
Located in the popular residential area of Willesden, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A407, A41 and many public transport routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





SECOND FLOOR
501 SQ FT/46.61 SQ M

This plan has been drawn for illustrative and identification purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk