

BRAEMAR AVENUE, LONDON, NW10 0DS



EPC Rating: D

A first floor extended 3 bedroom purpose built 1930's constructed maisonette offered in good condition and situated in this no through residential road off Blackbird Hill. Multiple shopping and bus services can be found close by at Neasden parade and the nearest station is Neasden (Jubilee line). The property has been recently refurbished and would be ideal for first time buyers and investors alike.

- Three bedrooms
- Loft conversion
- Own front door to street
- Double glazed windows
- Gas central heating
- Own rear garden
- Ideal for first time buyers/investors
- Viewing highly recommended
- Fitted kitchen/diner
- Balcony extension
- Modern bathroom
- Gross internal floor area of 825 sq ft (77 sq m) approximately
- The nearest station is Neasden (Jubilee Line)

PRICE: £420,000.....LEASEHOLD

BRAEMAR AVENUE, LONDON, NW10 0DS (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Lounge: 13'1" x 11'1" (3.98m x 3.39m). Double glazed bay window to the front. Wood laminate flooring.

Kitchen/diner: 14'0" x 7'11" (4.27m x 2.42m). Double glazed rear and side aspect windows. Single drainer sink unit with mixer tap and cupboard below. Gas hob with oven below and extractor hood above. Fitted wall and base units with work surfaces. Plumbing for washing machine. Part tiled walls and tiled flooring. Door with steps down to own rear garden.

Bedroom 1 (rear): 10'11" x 9'1" (3.33m x 2.76m). Double glazed rear aspect window. Fitted wardrobe.

Bedroom 2 (front): 9'11" x 7'2" (3.02m x 2.18m). Double glazed oriel bay window.

Bathroom/WC: Frosted double glazed window. Panelled bath with mixer tap and shower attachment with shower rail. Pedestal wash hand basin. Low level WC. Part tiled walls.

Second Floor (loft conversion):

Bedroom 3: 17'5" x 12'1" (5.32m x 3.69m). Velux windows to the front and rear. Wood laminate flooring.

External features: Own rear garden.

Lease: To be confirmed.

PRICE: £420,000 LEASEHOLD

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

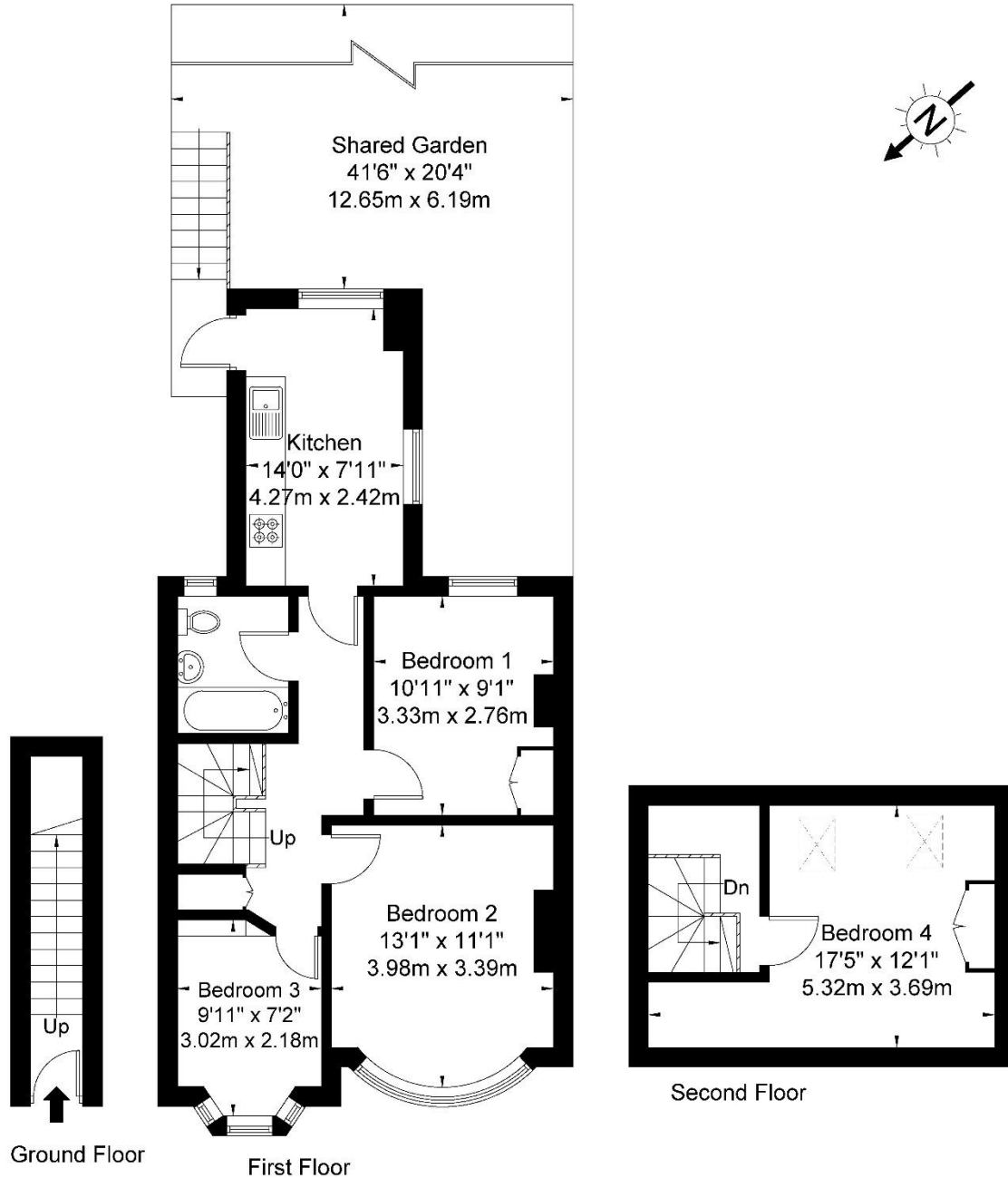
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

BRAEMAR AVENUE, LONDON, NW10 0DS (CONTINUED)



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Approx Gross Internal Area = 76.7 sq m / 825 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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