

BRENDON AVENUE, NEASDEN, LONDON, NW10 1SS



EPC Rating:

We are privileged to be able to bring to the market this exceptional split level first/second floor duplex apartment offering ready to move into condition for a discerning homeowner.

The property has been extended and improved and viewing is recommended in order to appreciate the condition of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Dining room extension
- Own rear garden
- Two double bedrooms
- Two bathrooms (one ensuite to loft room)
- Own balcony
- The property has a 900+ years lease
- The property is located within a few yards of Neasden (Jubilee Line) Tube Station.
- Own front door to street
- Shared side entrance to enable easy access to the rear garden for storage of bicycles, etc.
- Gross internal floor area of 870 sq ft (80 sq m) approximately

PRICE

£470,000

LEASEHOLD

BRENDON AVENUE, NEASDEN, NW10 1SS (CONTINUED)

The accommodation is arranged as follows:-

Carpeted Internal Staircase with built-in cupboard leading to:

First Floor:

Lounge (front): 12'10" x 12'0" (3.9m x 3.6m). Double glazed bay window. Door to balcony. Wood flooring.

Bedroom 2: 12'0" x 11'0" (3.6m x 3.4m). Bespoke wardrobes (included in price) to chimney alcoves. Double glazed window.

Kitchen: 8'1" x 7'9" (2.5m x 2.4m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with drawer units. Plumbed for washing machine. Integrated dishwasher and fridge/freezer. Built-in gas hob with oven below and extractor hood above hob (all in stainless steel). Stainless steel sink unit with mixer tap and tiled surrounds. Double glazed door to garden. Intercommunicating with:

Dining Area: 8'0" x 8'0" (2.4m x 2.4m). Laminated flooring. Triple aspect windows. Built-in bench seat with storage below.

Bathroom/WC: 8'1" x 6'7" (2.5m x 2.0m). Panelled bath with shower screen, mixer tap and rain shower over bath. Vanity wash hand basin with drawers below. Bidet with mixer tap. Heated towel rail. Tiled walls. Wood flooring.

Landing: Staircase to

Second Floor (loft conversion):

Bedroom 1: 20'3" x 17'4" (6.2m x 5.3m). Under eaves storage cupboards. Velux windows to front roof slopes. Dormer window to rear. Door to:

Ensuite Shower Room/WC: 7'10" x 6'7" (2.4m x 2.0m). Shower cubicle, low level WC and wash hand basin. Plumbing for washing machine. Heated towel rail. Part tiled walls.

External Features: Own two tier rear garden accessed via external metal staircase from the first floor dining area. Side pedestrian access.

Lease: 999 years from 25 December 1950 thus having approximately 924 years remaining

Ground Rent: £15.00 p.a.

Service Charge: Nil.

Council Tax: Band C.

<u>PRICE</u>	<u>£470,000</u>	<u>LEASEHOLD</u>
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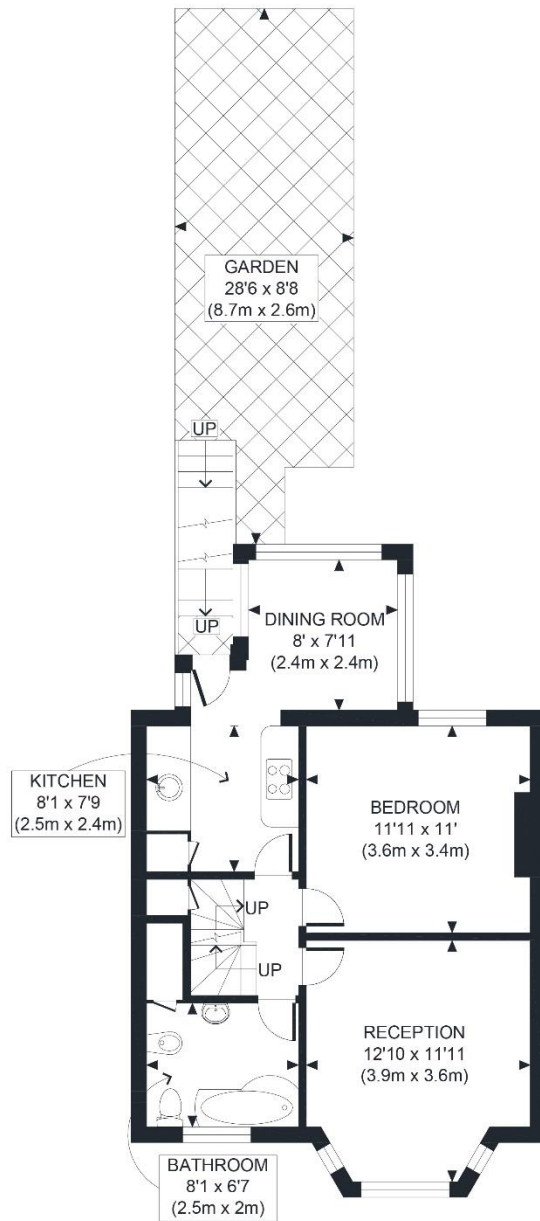
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

BRENDON AVENUE, NEASDEN, LONDON, NW10 1SS (CONTINUED)



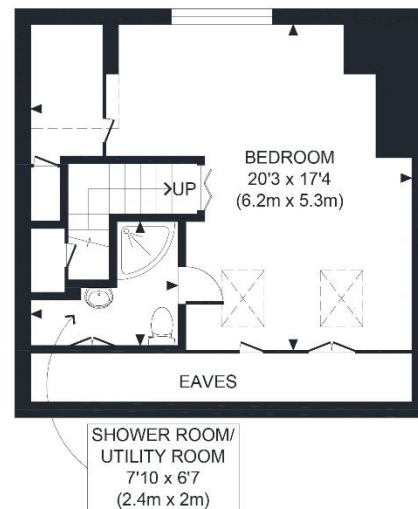
BRENDON AVENUE, NEASDEN, LONDON, NW10 1SS (CONTINUED)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 536 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 24 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 407 SQ FT
FLOOR AREA WITHOUT EAVES 349 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 967 SQ FT / 90 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 909 SQ FT / 84 SQM

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

Brendon Ave

date 12/05/25

photoplan