

CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW



EPC Rating: C

We are pleased to be able to bring to the market this first floor spacious one bedroom flat in a modern purpose built block located on Neasden Lane close to the junction with Dog Lane and therefore being within a few yards of Neasden (Jubilee Line) Tube Station and shopping facilities and bus services.

Benefits include:

- Gas central heating
- Double glazed windows
- Chain free sale
- Residents parking
- Communal lawns
- Gross internal floor area of 484 sq ft (45 sq m) approximately

PRICE: £265,000.....LEASEHOLD

CRISPIAN CLOSE, NEASDEN, LONDON, NW10 1PW (CONTINUED)

The accommodation is arranged as follows:

First Floor:

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

Lounge open plan with kitchen: **Lounge Area:** 12'7" x 9'9" (3.83m x 2.98m). Wood flooring to lounge area. **Kitchen Area:** 11'3" x 9'9" (3.43m x 2.987m). Ceramic tiled flooring. Stainless steel sink unit with mixer tap. Built-in wall cupboards and base cabinets with worktops above. Built-in electric hob with oven below and extractor hood above hob. Plumbed for washing machine and space for dryer. Double glazed window.

Bedroom: 12'7" x 9'5" (3.83m x 2.88m). Double glazed window. Wood laminate flooring.

Bathroom: 5'7" x 5'3" (1.70m x 1.60m). Panelled bath with mixer tap and shower above bath with shower screen. Vanity wash hand basin with mixer tap. Partly tiled walls and tiled flooring.

Separate WC: Low level WC.

Lease: 125 years from 14 March 1988, thus having approximately 88 years remaining.

External Features: Communal lawns to rear.

Service Charge: £1,500 p.a. approximately.

Ground Rent: £10.00 p.a.

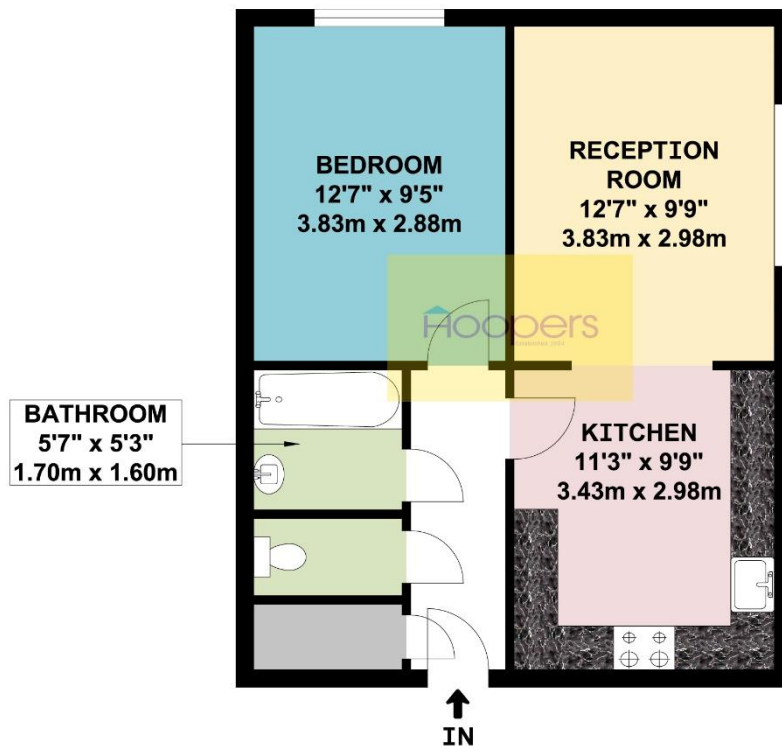
Council Tax: Band C.

PRICE: £265,000 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.

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LONDON NW10****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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".