

## **MAYO ROAD, (OFF CHURCH ROAD), LONDON, NW10 9HQ**



### EPC Rating:

We are pleased to be able to offer for sale this very spacious two bedroom second floor flat in a modern purpose built development constructed circa fifteen years ago and being ideal for a first time buyer or as a buy-to-let investment.

The property is located just off Church Road on the borders of Willesden and Harlesden and the nearest stations are Neasden (Jubilee Line) or Harlesden (Bakerloo Line) (which are approximately 10 minutes and 20 minutes walk respectively). Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious living room
- Open plan kitchen/diner
- Two good sized bedrooms
- Entry phone security system to communal door
- Exclusive terrace
- Residents parking
- Local shops and bus services can be found within a few hundred yards at Church Road
- Gross internal floor area of 725 sq ft (67 sq m) approximately

**PRICE: .....Offers in the region of £325,000.....LEASEHOLD**

**MAYO ROAD, LONDON, NW10 9HQ (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Several built-in storage cupboards.

**Lounge/Open Plan Kitchen/Diner:** *Lounge Area:* Double glazed window and double glazed door to exclusive terrace. *Kitchen Area:* Fitted with a range of built-in eye level wall mounted cabinets and base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Sink unit with mixer tap. Plumbed for washing machine.

**Bedroom 1 (rear):** 14'4" x 8'10" (4.38m x 2.70m). Double glazed window.

**Bedroom 2 (middle):** 10'1" x 8'0" (3.07m x 2.43m). Double glazed window.

**Bathroom/WC:** 7'1" x 7'0" (2.15m x 2.12m). Panelled bath with mixer tap and shower above bath. Wash hand basin with mixer tap. Low level WC. Tiling to walls. Heated towel rail.

**External Features:** Residents parking.

**Lease:** 99 years from 27 November 2009, thus having approximately 83 years remaining.

**Ground Rent:** Nil.

**Service Charge:** £3,000 p.a. approximately.

**Council Tax:** Band D.

**PRICE: Offers in the region of £325,000 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.

**MAYO ROAD, LONDON, NW10 9HQ (CONTINUED)**



**MAYO ROAD, LONDON, NW10 9HQ (CONTINUED)****MAYO ROAD  
LONDON NW10****SECOND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 725.16 SQ. FT / 67.37 SQ. M****APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 761.65 SQ. FT / 70.76 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".