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BRAEMAR AVENUE, NEASDEN, LONDON, NW10

£275,000 LEASEHOLD – 999 YEARS TO BE GRANTED BY THE POINT OF COMPLETION

CHAIN FREE ONE BEDROOM GROUND FLOOR MAISONETTE

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION: This one-bedroom ground floor maisonette is offered with the benefit of a new 999-year lease on completion making it an attractive prospect for both investors and those looking to climb on the property ladder. The property has recently undergone basic refurbishment, creating a fresh blank canvas ready for the new owners to style to their taste. Accommodation includes a spacious lounge, fitted kitchen, a double bedroom, and a bathroom. The back garden provides an outdoor space for enjoyment. Set within a popular and well-connected location, the maisonette is ideally positioned close to excellent transport links, local shops, and well-regarded schools, ensuring convenience and lifestyle appeal.



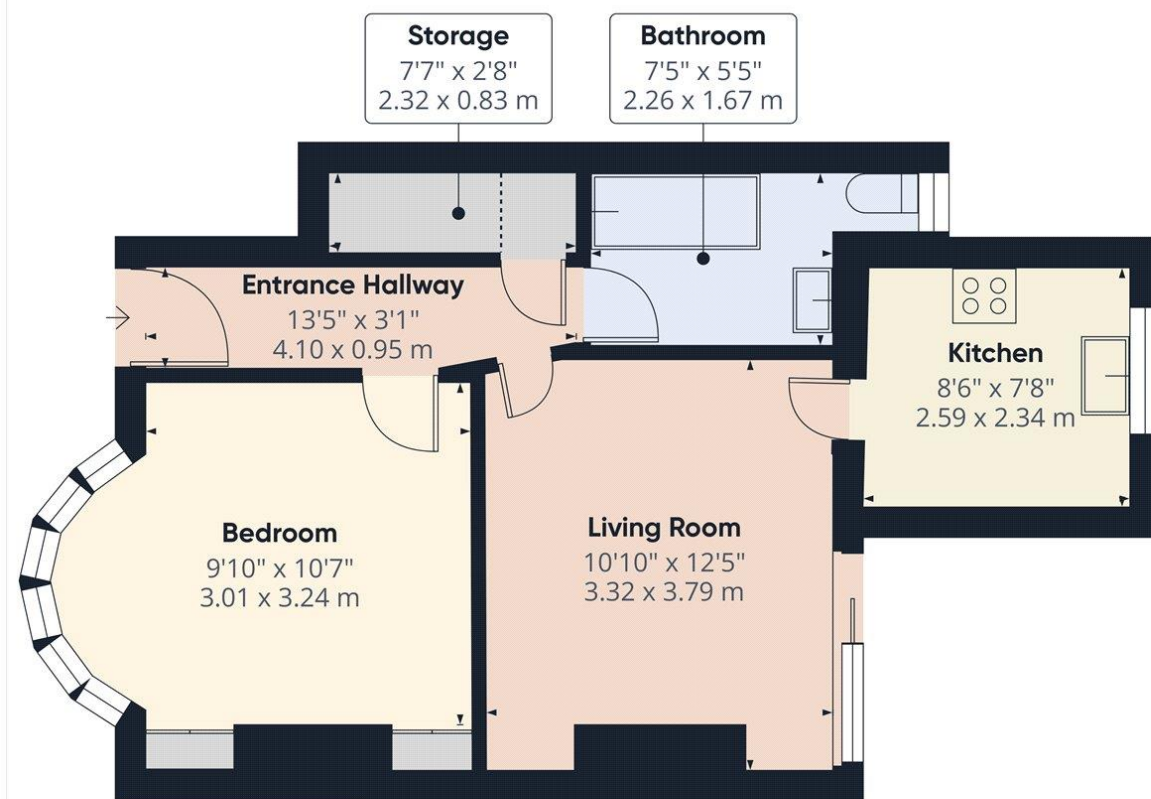
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Approximate total area⁽¹⁾

438 ft²
40.8 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 40 year and 11 months – New 999 years to be granted by completion point

Service Charge: £0 Annually

Ground Rent: £10 Annually approx

Council Tax Band: C - Brent

All figures that are shown were correct at the time of printing.

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