



**Hawarden Hill, Neasden, NW2 7BR**

**£339,999 Offers Over | 2 Bed | 1 Bath | 1 Reception**

**MAPESBURY**

**£339,999 Offers Over**

**Leasehold**

- 2 Bed | 1 Bath | 1 Rec
- Allocated Residents Parking
- Double-Glazed Windows
- Integrated Kitchen Appliances
- Close to Park/Schools
- EPC Rating C
- Purpose Built Development
- Sunset Views (West-East Aspect)
- Gas Central Heating
- Bus Links | Thamelink & Jubilee
- Ideal for First Time Buyers
- Council Tax: C

Modern 2 Bedroom First Floor Flat in Neasden's Hawarden Hill, a private purpose built development with Allocated Residents Parking and Communal Gardens providing serene scenic greenery.

Modern Two Bedroom Flat nestled in one Neasden's serene private leafy residential developments 'Howarden Hill' perched overlooking Gladstone Park. Property comprises of Two Double Bedrooms with ample natural lighting and storage space offering scenic views including the westerly sunset, a modern spacious Reception Room boasting new wooden flooring with separate Kitchen including integrated appliances with Bosch Induction Cooker with Extractor and a newly fully tiled bathroom.

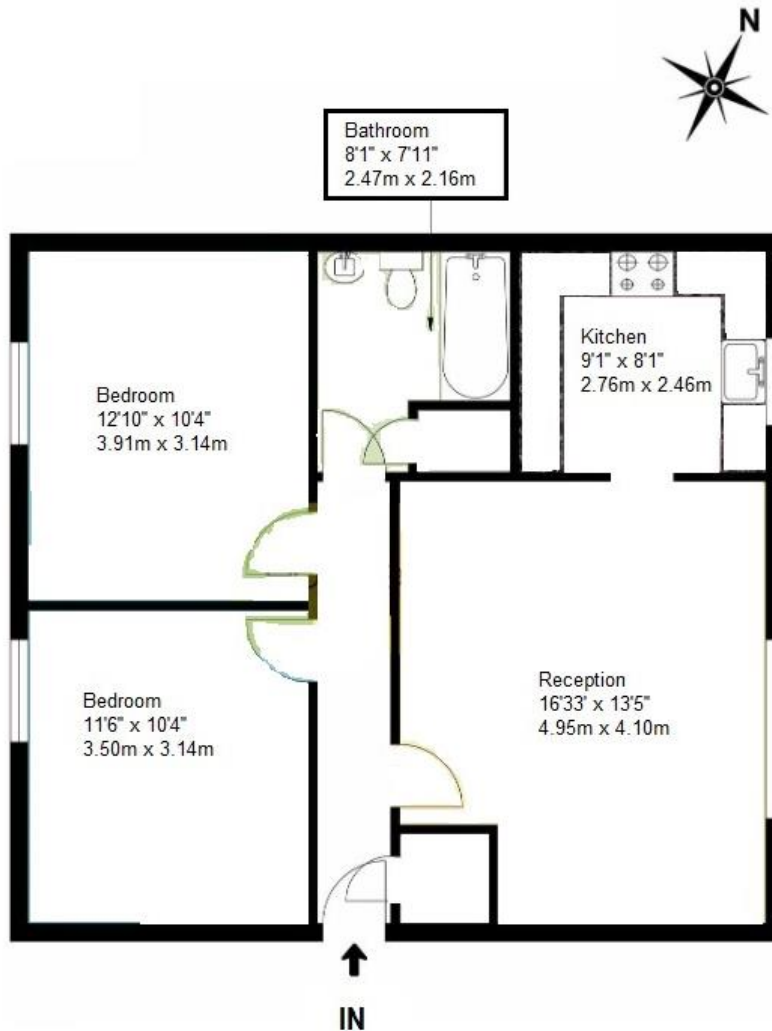
Further benefits from New Wooden Flooring Throughout, Double-Glazed Windows, New Boiler for Gas Central Heating and allocated Parking Space, residents also enjoy views and access to Communal Gardens. The beautiful greenery of Gladstone Park including the rose garden, Tennis Courts and walking trails are at your doorstep and the local shopping amenities are a short bus ride away. There are excellent travel links nearby including the Jubilee Line and the Thameslink for fast access into and around the City.

Service Charge £650 per quarter | Ground Rent £150 per annum  
Tenure: Leasehold (112 years remaining)





Hawarden Hill, Brook Road, London, NW2 7BR



**First Floor Flat**

**GIA: Circa 667.68 Sq Ft (62.03 Sq M)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**MAPESBURY**

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