



Blackbird Hill, Neasden, NW9

£370,000

| 4 Bed

| 1 Bath

| 1 Reception

MAPESBURY

£370,000

Long Lease

- Top Floor Duplex
- Investor Opportunity
- Large Kitchen
- Needs Modernising
- Long Lease
- EPC Rating D
- 4 Bed | 1 Bath | 1 Rec
- Gas Central Heating
- High Street Location
- Bus Links/Underground
- Size: 1272 Sq Ft
- Council Tax: D

Renovation Investment Opportunity in Neasden's Blackbird Hill, this substantial Four Bedroom Duplex Apartment is presented over 2 floors and boasts 1272 Sq Ft of accommodation. Ideally positioned within a busy high street location with excellent bus links in and around Central London.

The property is presented over First and Second Floors boasting substantial living space with Four Spacious Bedrooms, a Large Open Plan Kitchen, Fully Tiled Bathroom and separate WC.

Tenure: Long Leasehold.

Size: 1272 Sq Ft (118.2 Sq M).

Council Tax: Band-D (£2036 Per Annum)

EPC: 56

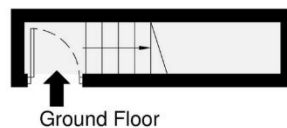
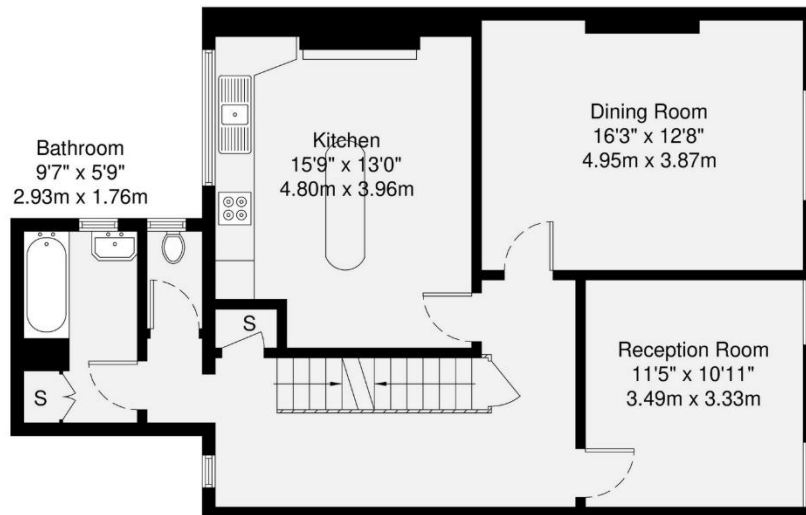
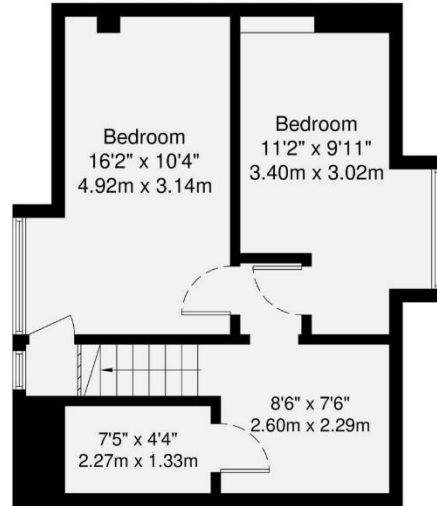
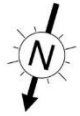
Located close to Wembley Park Underground Station (Jubilee Line, Metropolitan Line)

Bus Links: 182, 245, 297, 302, N98

All viewings strictly via prior appointment with Mapesbury.







GROSS INTERNAL AREA (GIA)
The footprint of the property
0.0 sq m / 0.0 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk