



Blackbird Hill, Neasden, NW9

£360,000

| 3 Bed

| 1 Bath

| 1 Reception

MAPESBURY

£360,000

Long Lease

- Top Floor Duplex
- Investor Opportunity
- Large Kitchen
- Needs Modernising
- Long Lease
- EPC Rating D
- 3 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 Three 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 Three Spacious Bedrooms, Bright Reception, 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

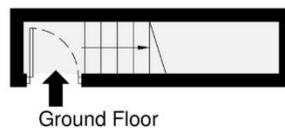
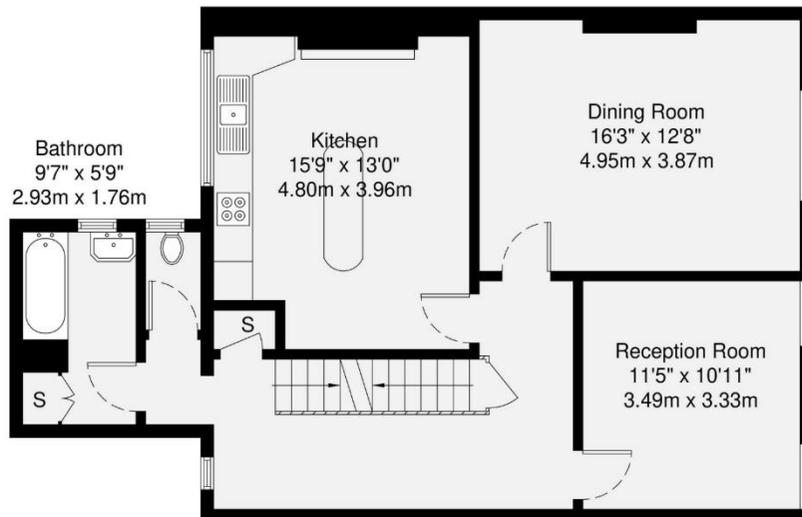
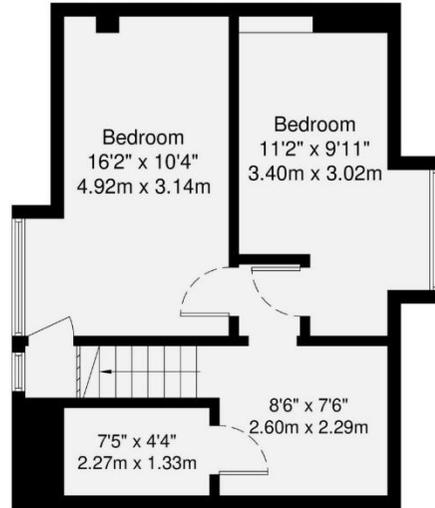
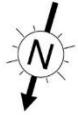
Located close to Wembley Park Underground Station (Jubilee Line, Metropolitan Line)

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

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