



**Lovat Close, Neasden, NW2 7RU**

**Asking Price £449,950**

Subject to Contract

- Own entrance first & second floor maisonette
- Three bedrooms & two bathrooms
- Sizable 20ft reception room with dining area
- Separate modern fitted kitchen
- Private rear garden with workshop & storage
- Timber style floors & double glazing throughout
- Share of freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## Lovat Close, NW2 7RU

Ideal buy to let or family residence with freehold share... own entrance three bedroom & two bathroom maisonette on a quiet residential cul-de-sac in Neasden. Features of the property include wooden style floors & double glazed windows throughout, fireplace and a well-maintained private garden complete with workshop, storage sheds and permanent gazebo.

The property measures approximately 962 sq. ft of accommodation arranged over the first & second floors, comprising of a sizable 20ft living room with dining area and separate fitted kitchen area.

Conveniently located within easy reach of Neasden shopping centre for its range of shopping amenities and access to 24 hour bus services. 10 minutes' walk to Neasden underground station (Jubilee Line - Zone 3).

The property is being sold chain free.

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