



Brent Street
London
NW4 2DX

Offers in Excess of £286,000

bettermove 

Brent Street London

Bettermove are proud to present this 4 bedroom flat in the sought after residential location of London available with no forward chain welcoming cash buyers only. This property requires a round of refurbishment throughout.

The property benefits from double glazing, gas central heating throughout and ample on street parking available nearby. The council tax band is To Be Confirmed.

This is a leasehold property with 56 years remaining on the lease; the ground rent is £100 per annum and there is no service charge.

The interior of this property is accessed from a private entrance on the ground floor and briefly comprises a spacious living room/additional bedroom, the fitted kitchen and a double bedroom on the first floor. The second floor consists of 3 bedrooms, the family bathroom and a convenient WC.

Located in the popular residential and commercial area on Brent Street, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brent Cross Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

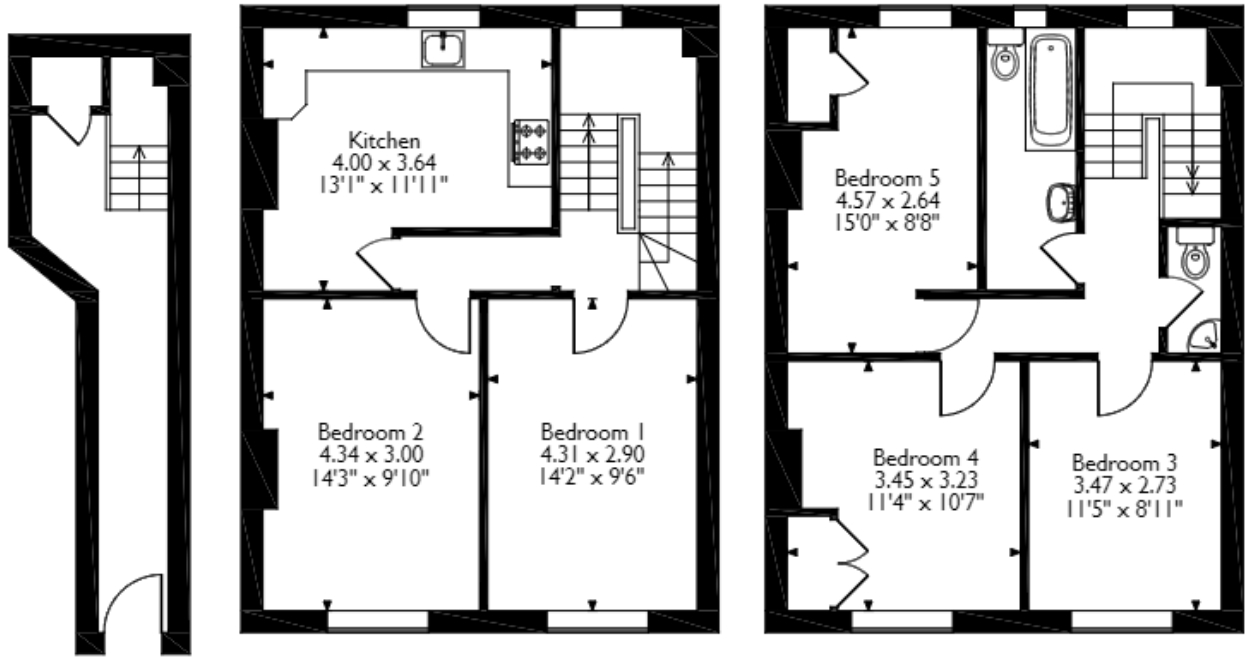
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Brent Street, London

Approximate Gross Internal Area 106 Sq M / 1142 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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