

2 bed flat to buy in NW2

Tanfield Avenue, London, London, NW2 7RY

£225,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Property features

- Immediate ‘exchange of contracts’ available
- Being sold via ‘Secure Sale’
- Close to Neasden Tube Station
- Local Amenities can be found in Neasden
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £235,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Delighted to present this well-presented top-floor apartment, ideally located within the sought-after Clifford Court development on Tanfield Avenue.

The property comprises two spacious double bedrooms, a bright reception room, separate fitted kitchen, and a modern bathroom. Offering comfortable and practical living accommodation throughout, this home is perfect for first-time buyers, downsizers, or investors alike.

Conveniently situated close to the excellent shopping facilities, restaurants, and transport links of Neasden, the property provides easy access to Central London and the surrounding areas.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 150

Annual Service Charge Amount: £2,549.00

Price: Starting Bid £225,000

Property Type: Flat

Parking: None

Year built: 1930

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

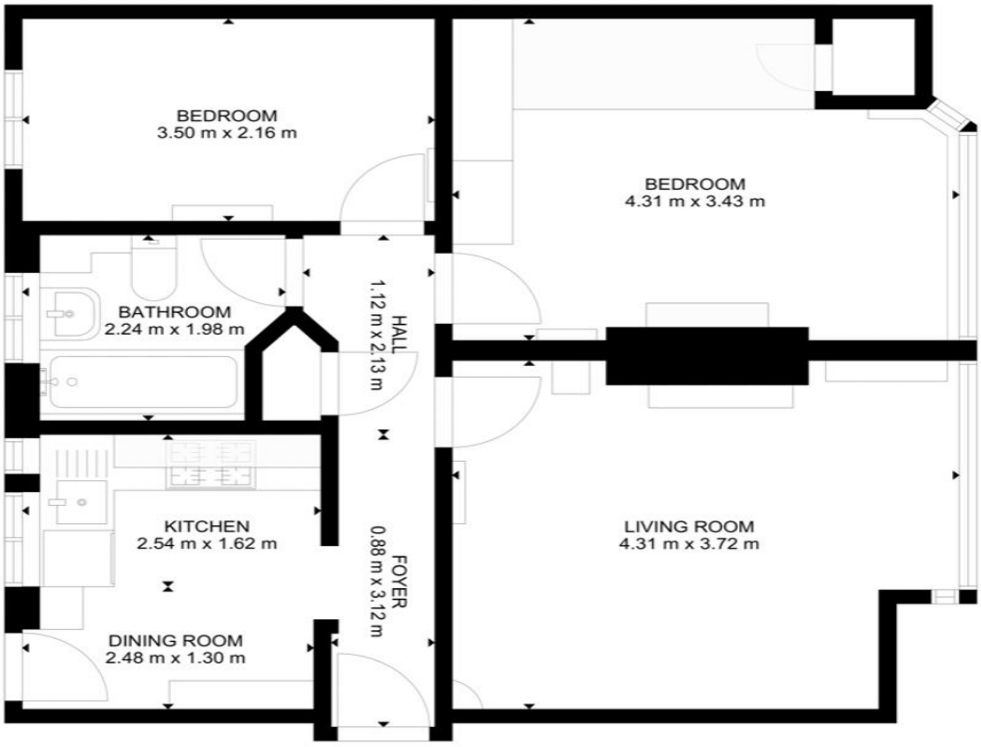
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

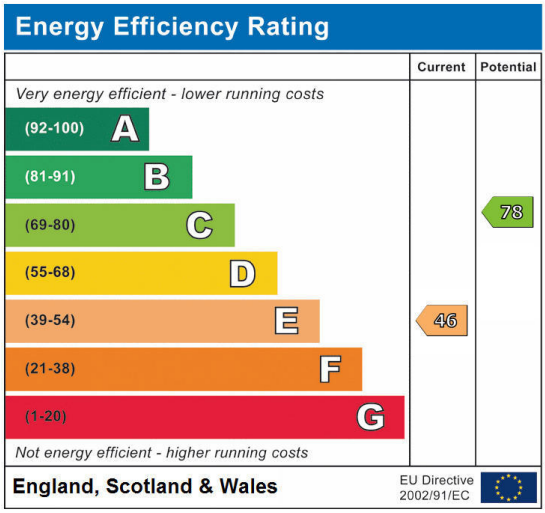
Mobile signal coverage: Good



GROSS INTERNAL AREA
TOTAL: 57 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

COPY + SPACE



Tanfield Avenue, London, London, NW2 7RY

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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