



2 bed flat to buy in NW2

Cairnfield Avenue, Neasden, London, NW2
7PP

£225,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Modern kitchen & bathroom
- ✓ 950 years on the lease
- ✓ Just off Neasden High Street
- ✓ No upper chain
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

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 £225,000

Nestled in the vibrant area of Neasden spanning an impressive 622 square feet, the property features two well-proportioned bedrooms, and includes a modern and well-appointed kitchen & bathroom making it an ideal choice for couples, small families, or individuals seeking extra space.

Situated in Neasden, residents will benefit from a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore the wider London area. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 951

Annual Service Charge Amount: £1,380.00

Price: Starting Bid £225,000

Property Type: Flat

Parking: None

Heating: Gas

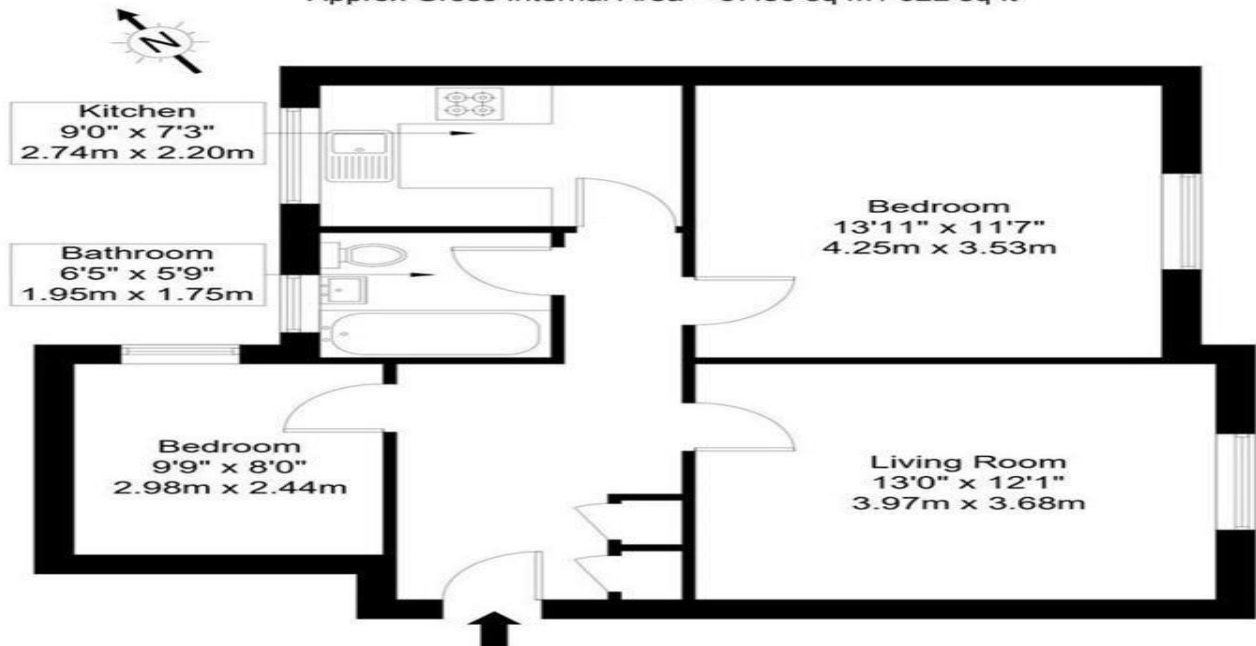
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Cairnfield Avenue, NW2 7PP

Approx Gross Internal Area = 57.80 sq m / 622 sq ft



First Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cairnfield Avenue, Neasden, London, NW2 7PP

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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