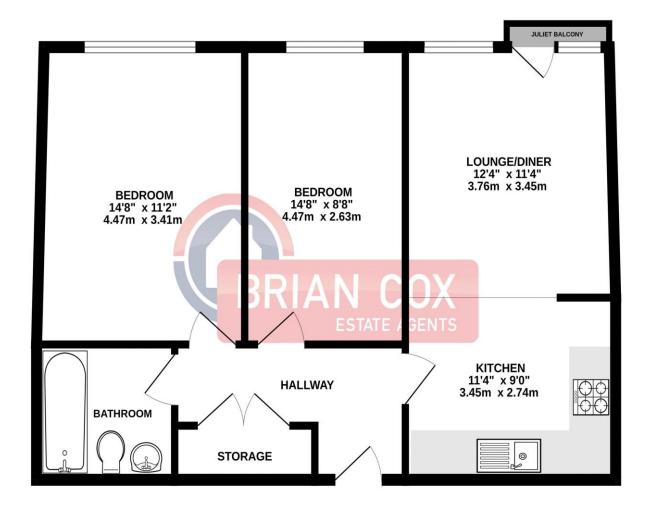
## the floorplan...

#### FIRST FLOOR 659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, coms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

### more details from...

call: Brian Cox Greenford: 0208 578 1004

email: emma.gerald@brian-cox.co.uk

web: www.brian-cox.co.uk





### 0208 578 1004

brian-cox.co.uk



Brian Cox and Compay are pleased to bring to the market this exceptional two-bedroom apartment located in a prestigious block in NW10. This modern and spacious first floor apartment is set back off the A40 and a 10-minute walk to Hanger Lane station with easy access into London City. The property comprises of two bedrooms, a spacious open planned kitchen/living area. The property benefits from having a long lease, secure and is being offered with no onward chain. All in all, this is a fantastic apartment not to be missed, so call now to arrange your chance to view!!



£375,000 Leasehold

Lapis Close, London NW10 7FH

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





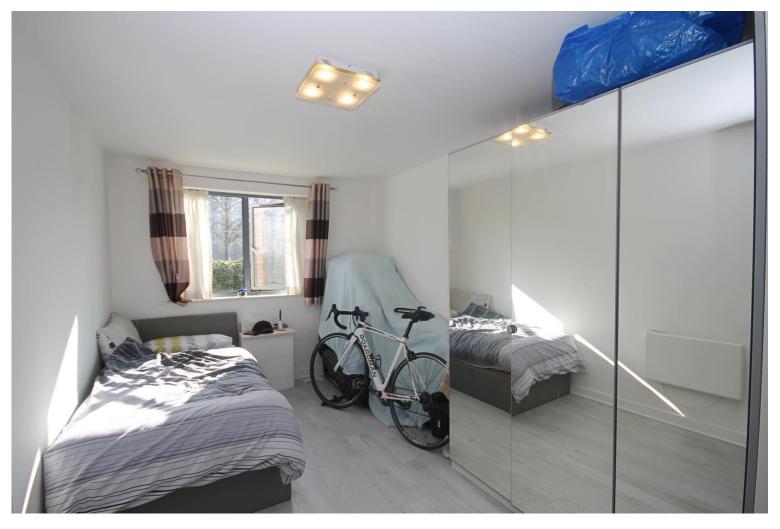
### in brief...

- Two Bedroom
- First Floor Apartment
- Long Lease
- No Chain
- Juliet Balcony
- Council Tax Band E





brian-cox.co.uk









# the location...

nearest stations ...

Park Royal (0.4 miles) Hanger Lane (0.4 miles) Alperton (0.9 miles)

The property is located 0.4 miles away from Hanger Lane Central Line tube station and 0.6 miles from Park Royal Station Piccadilly Line Tube station.

By road there is easy access to both the A40 and the North Circular. There are a number of local amenities including numerous shops, post office, parks and leisure facilities. West Twyford Primary school is also within walking distance.

For any further information please feel free to contact us on 020 8578 1004.

0208 578 1004