

**Sales:** 020 8452 7000  
**Lettings:** 020 8900 2121  
**Email:** neasden@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



**Braemar Avenue**  
Neasden, London, NW10 0DS

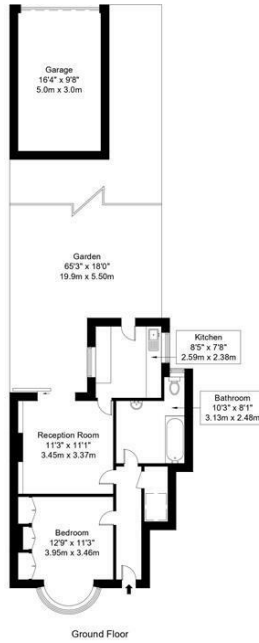
**£300,000**



# Floor Plan

## Braemar Avenue, NW10 0DS

Approx Gross Internal Area = 42.95 sq m / 462 sq ft  
 Garden = 86.4 sq m / 930 sq ft  
 Garage = 15 sq m / 161 sq ft  
 Total = 144.35 sq m / 1 554 sq ft



Ground Floor

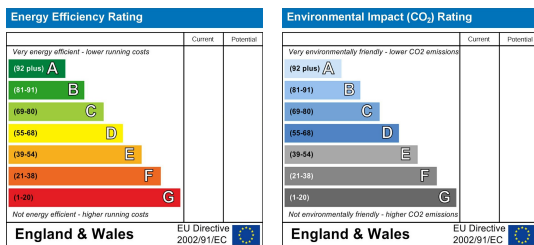
Ref :

Copyright **BLEU PLAN**

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.  
 Copyright @ BLEUPLAN

- Ground Floor
- Detached Garage
- 0.8 Miles to Neasden Station
- No Upper Chain
- Potential to Extend (Stpp)

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



### Sudbury

35 Court Parade, Sudbury  
 Middlesex HA0 3HS

Sales 020 8904 4888  
 Lettings 020 8452 7999  
 E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
 Middlesex HA9 6AH

Sales 020 8900 2811  
 Lettings 020 8452 7999  
 E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
 London NW10 0AD

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
 London NW2 5SH

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E willesden@green@danielsestateagents.co.uk

### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
 London NW10 3ND

Sales 020 8969 5999  
 Lettings 020 8969 5999  
 E kensalrise@danielsestateagents.co.uk