



9 Deacon Road, NW2 5NP

Asking Price £260,000

A Two Bedroom Ground Floor Garden Maisonette, located close to Dollis Hill Station.

Accommodation comprises Two Bedrooms, a spacious lounge, a separate eat-in kitchen, and a bathroom suite.

Features direct garden access.

Currently tenanted and achieving £1,650 pcm.

The price reflects the condition and short lease, making it an ideal opportunity for cash buyers.

Cash Buyers Only - Short lease 46 years remaining

Reception Room 13'1 (into bay) x 10'11 (3.99m (into bay) x 3.33m)



Kitchen 12'7 x 8'1 (3.84m x 2.46m)



Bedroom One 11'8 x 10'11 (3.56m x 3.33m)



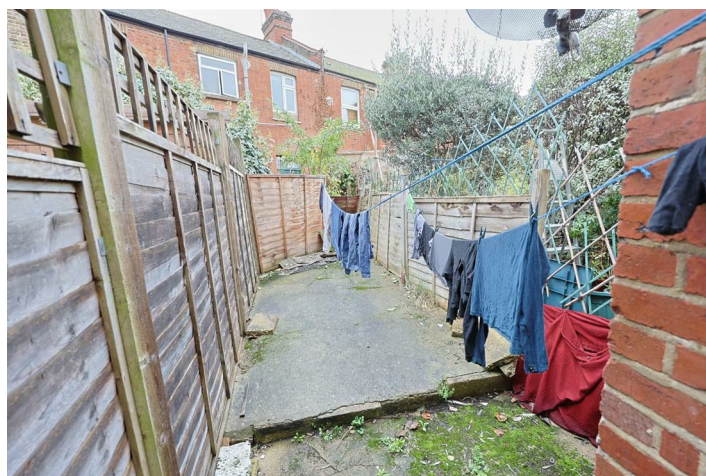
Bathroom



Bedroom Two 8'7 x 8'2 (2.62m x 2.49m)



Garden



Rear aspect



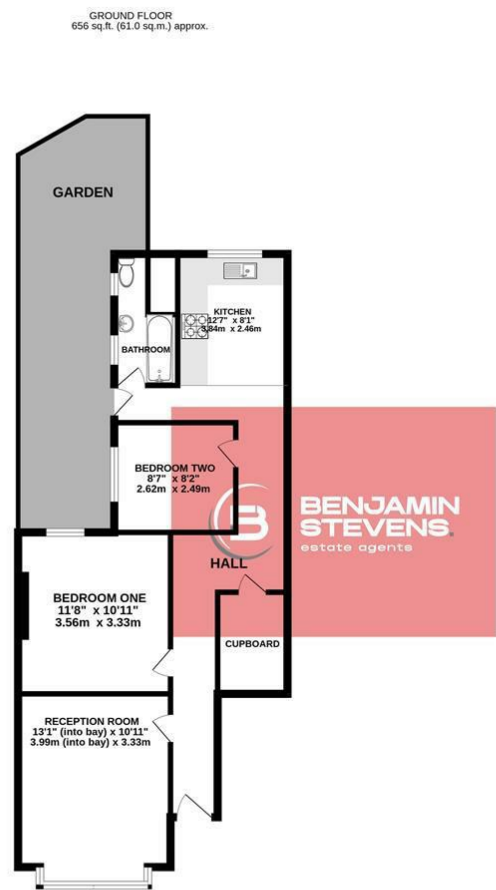
Tenure

Leasehold - 46 Years remaining

Service charge: £1,000 p/a

Ground Rent £100 p/a

Floor Plan



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

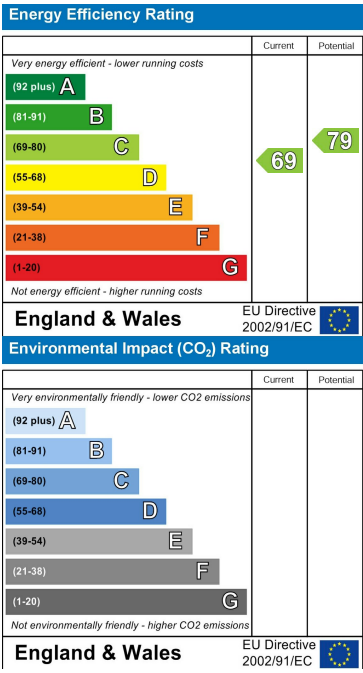
Made with Metropix v2025



Area Map



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.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk