

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



**41b Blackbird Hill**

, London, NW9 8RS

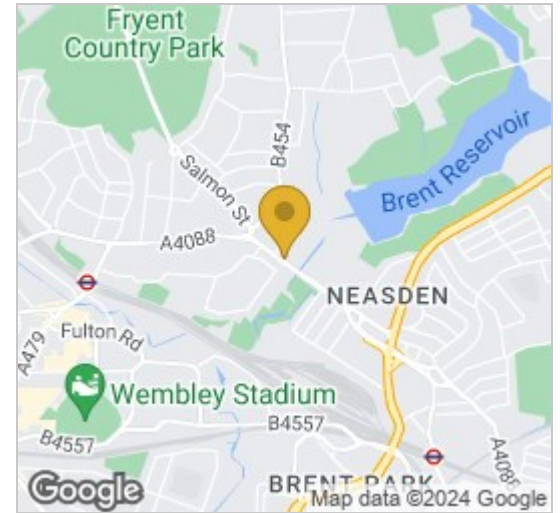
**£135,000**



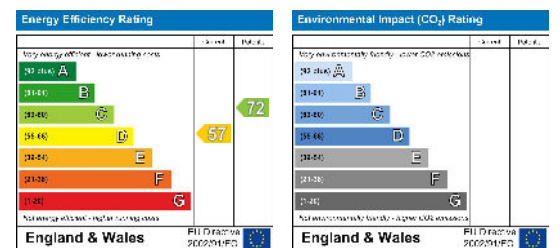
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Neasden Office on 020 8452 7000 if you wish to arrange a viewing appointment for this property or require further information.

- 72 Year Lease
- Second Floor
- 0.6 Miles to Wembley Park Station (Jubilee & Metropolitan Line - Zone 4)
- In Need of Refurbishment
- Ideal Buy to Let
- Close to A406 & M1

41b Blackbird Hill, London, NW9 8RS.

We are acting in the sale of the above property and have received an offer of £130,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A second floor flat in need of full refurbishment located in Neasden. The property comprises one bedroom, living room, kitchen and bathroom. Wembley Parking Station is situated 0.6 miles from the property and is served by the Jubilee Line (Zone 4).

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 firm's 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