

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA



EPC Rating: E

We are pleased to bring to the market this spacious extended duplex first and second floor maisonette with own front door to street and situated at the corner of Sandringham Road with Chapter Road on the non-railway side of the road. Benefits include:-

- Three bedrooms
- Two bathrooms
- Spacious Lounge/Kitchen
- Own front door to street
- Double glazed windows
- Gas central heating
- Gross internal floor area of 947 sq ft (88 sq m) approximately
- The property is located almost equidistant between Dollis Hill and Willesden Green (Zone 2) Jubilee Line Stations with multiple shopping and restaurant services being available at Willesden Green within a half to one mile maximum radius

PRICE: £425,000.....LEASEHOLD

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:**First Floor:**

Lounge: 12'10" x 9'4" (3.92m x 2.84m). Open plan with:

Kitchen: 9'5" x 8'9" (2.88m x 2.67m).

Bedroom 1 (front): 13'0" x 11'0" (3.95m x 3.34m).

Bedroom 2 (front): 10'8" x 9'5" (3.26m x 2.86m). Built-in wardrobe.

Bathroom/WC: 9'0" x 7'11" (2.74m x 2.41m). Three piece suite.

Landing: Staircase to:

Second Floor (loft conversion):

Bedroom 3: 23'8" x 9'9" (7.21m x 2.98m). Built-in wardrobe. Door to:

Ensuite Shower Room/WC: 7'7" x 5'9" (2.30m x 1.76m). Shower cubicle, wash hand basin and low level WC.

Lease: There will be a new lease granted on completion of a 125 years at a nominal ground rent.

PRICE: £425,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA (CONTINUED)

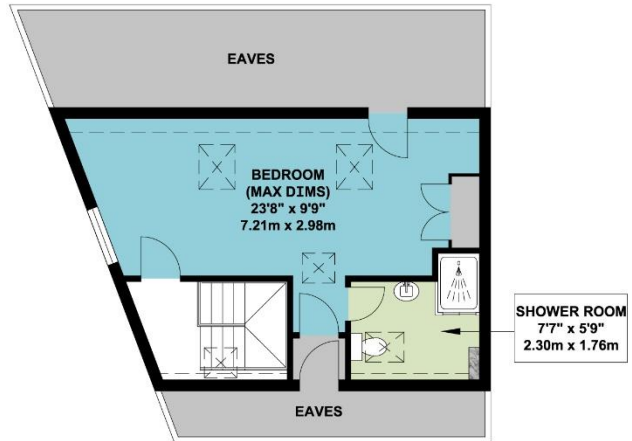


CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA (CONTINUED)

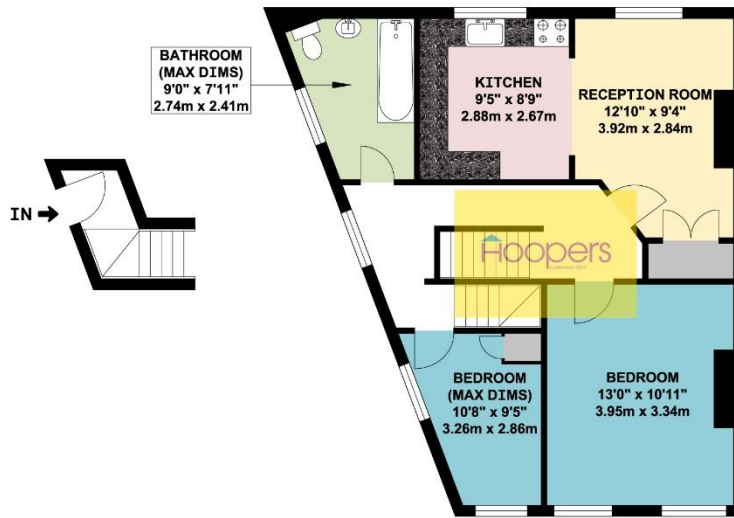
**CHAPTER ROAD
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 946.90 SQ. FT / 87.97 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, 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. FLOOR PLANS ARE NOT DONE TO "SCALE".