

## **COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SL**



EPC Rating: D

We are pleased to bring to the market for sale this first floor flat converted from a two storey period property and offering spacious accommodation for a first time buyer or potentially as a buy-to-let proposition.

The property is situated directly off Willesden High Road and is therefore within a few yards of Willesden High Road multiple shopping and transport facilities with the nearest Stations being Dollis Hill or Neasden (Jubilee Line). The accommodation benefits:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Gross internal floor area of 605 sq ft (56 sq m) approximately

**PRICE: ..... £350,000.....LEASEHOLD**

**COBBOLD ROAD, WILLESSEN, LONDON, NW10 9SL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lobby:** (Suitable for storage).

**Bathroom/WC:** 8'8" x 4'5" (2.64m x 1.36m).

**First Floor:**

**Lounge:** 13'1" x 10'8" (3.98m x 3.26m). Double glazed windows.

**Bedroom 1 (rear):** 10'7" x 9'2" (3.22m x 2.80m). Double glazed window.

**Bedroom 2 (front):** 9'7" x 7'7" (2.92m x 2.30m). Double glazed window.

**Kitchen:** 10'1" x 4'8" (3.08m x 1.4m). Built-in cupboards. Sink unit. Oven, hob and cooker hood. Plumbed for washing machine. Wall mounted gas boiler.

**Council Tax:** Band C.

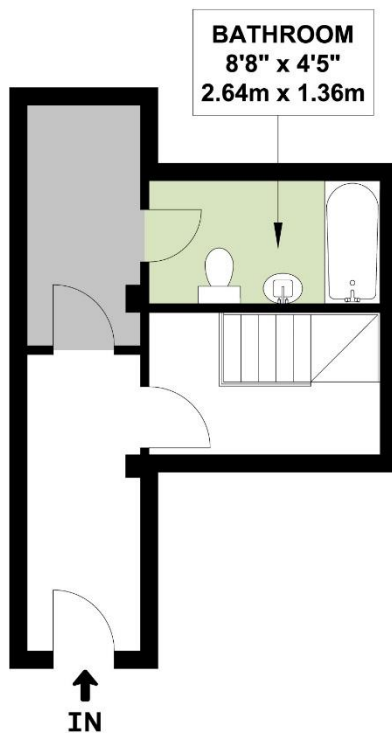
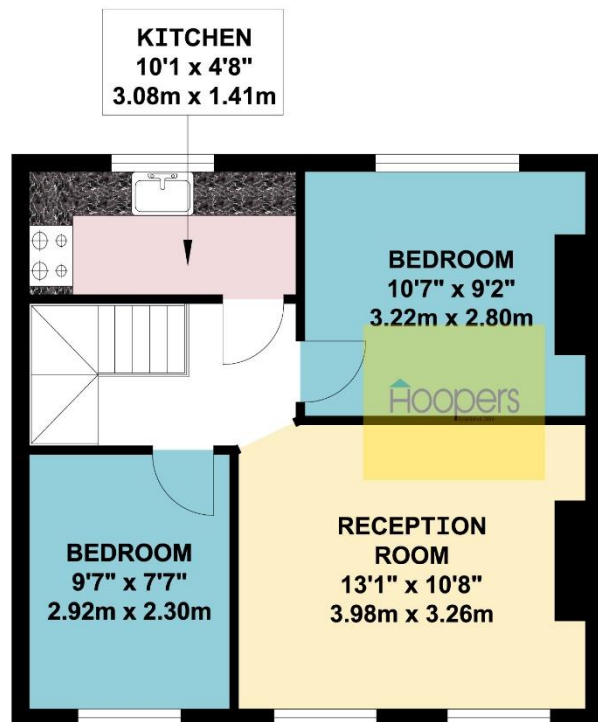
**PRICE: £350,000 LEASEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.

**COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SL (CONTINUED)**



**COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SL (CONTINUED)****COBBOLD ROAD  
LONDON NW10****GROUND FLOOR****FIRST FLOOR****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 604.60 SQ. FT / 56.17 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".