

## **DRAYTON ROAD, HARLESDEN, LONDON, NW10 4TG**



### **EPC Rating:**

Presenting for sale this spacious ground floor garden flat in a desirable residential road set in the heart of Harlesden and located within a few hundred yards of the lovely Roundwood Park with its weekend events, etc. Benefits include:-

- Gas central heating
- Double glazed windows
- Sole use of rear garden
- Own front door to street
- Two double bedrooms
- Share of freehold
- 999 years lease
- The nearest Station is Willesden Junction approximately 18 minutes walk from the property.
- Local bus services can be found within half a mile at Robson Avenue
- Gross internal floor area of 762 sq ft (71 sq m) approximately

**PRICE: .....£450,000.....SHARE OF FREEHOLD**

**DRAYTON ROAD, HARLESDEN, LONDON, NW10 4DG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboards.

**Lounge (rear):** 15'6" x 11'4" (4.7m x 3.5m). Understairs recess area. Wood flooring. Double glazed door to rear garden. Window to side wall.

**Bedroom 1 (front):** 14'2" x 13'2" (4.3m x 4.0m). Double glazed window. Wood flooring.

**Bedroom 2:** 16'4" x 11'0" (5.0m x 3.4m). Wood flooring. Double glazed window. Built-in wardrobes.

**Kitchen:** 11'4" x 8'3" (3.5m x 2.5m). Single drainer sink unit with mixer tap. Double glazed window. Strip wood floorboards. Gas boiler. Built-in cupboards.

**Bathroom/WC:** 7'10" x 4'8" (2.4m x 1.4m). Panelled bath with mixer tap and hand shower. Low level WC. Wash hand basin. Double glazed window. Tiled flooring and mainly tiled walls.

**External Features:** Own rear garden measuring 62' in length approximately.

**Lease:** 999 years with share of freehold.

**Council Tax:** Band C.

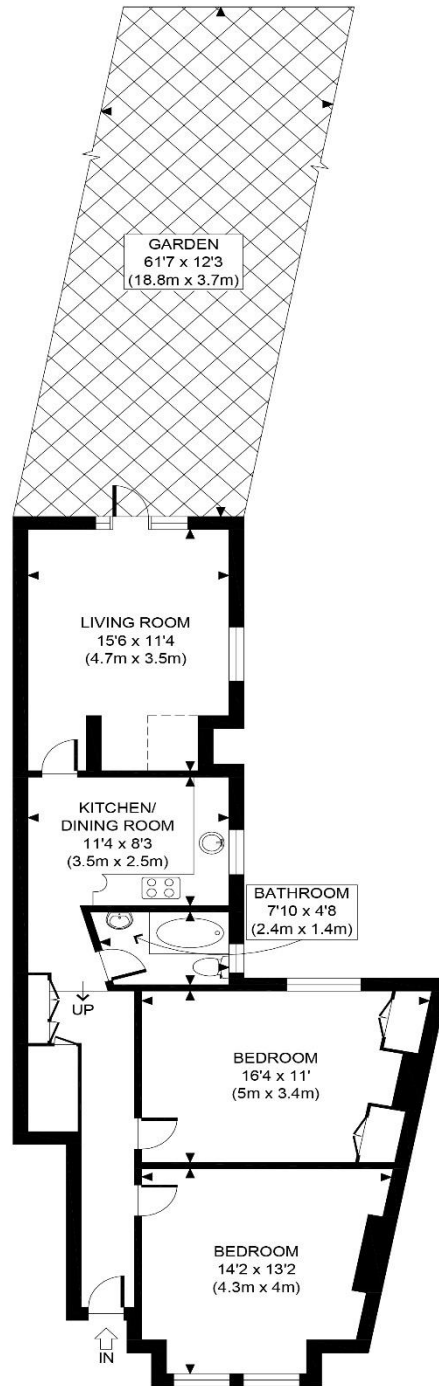
**PRICE: £450,000 SHARE OF FREEHOLD**

**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.

**DRAYTON ROAD, HARLESDEN LONDON, NW10 4DG (CONTINUED)**



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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 762 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 762 SQ FT / 71 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Drayton Road

date 23/05/25

**photoplan**