

COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU



EPC Rating: D

We are delighted to bring to the market this recently refurbished beautifully presented first floor flat carved from a two storey Victorian terraced house and offering ideal first time buyer accommodation or alternatively a buy-to-let investment.

The property is located within a few hundred yards of Willesden High Road multiple shopping and bus services with the nearest Station being Dollis Hill (Jubilee Line). Benefits include:-

- Two double bedrooms
- Spacious open plan lounge/fitted kitchen
- Refurbished bathroom/WC
- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 562 sq ft (52 sq m) approximately

PRICE: £375,000.....LEASEHOLD

COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

Landing: Hatch to loft space (not inspected). Built-in cupboard

First Floor:

Lounge/Kitchen: 15'1" x 13'1" (4.60m x 3.98m). A bright and airy room with wood flooring, double glazed windows and fitted kitchen. Matching wall and base cabinets with work surfaces above and tiled surrounds. Built-in hob with oven below and extractor hood above hob. Sink unit. Plumbed for washing machine.

Bedroom 1 (rear): 13'1" x 10'6" (3.98m x 3.20m). Double glazed bay window.

Bedroom 2 (middle): 11'0" x 9'10" (3.32m x 3.00m). Double glazed window.

Bathroom/WC: 8'2" x 7'4" (2.50m x 2.23m). Panelled bath with mixer tap and shower above. Vanity wash hand basin with mixer tap and cupboards below. Low level WC. Tiling to floor and part tiled walls.

Lease:

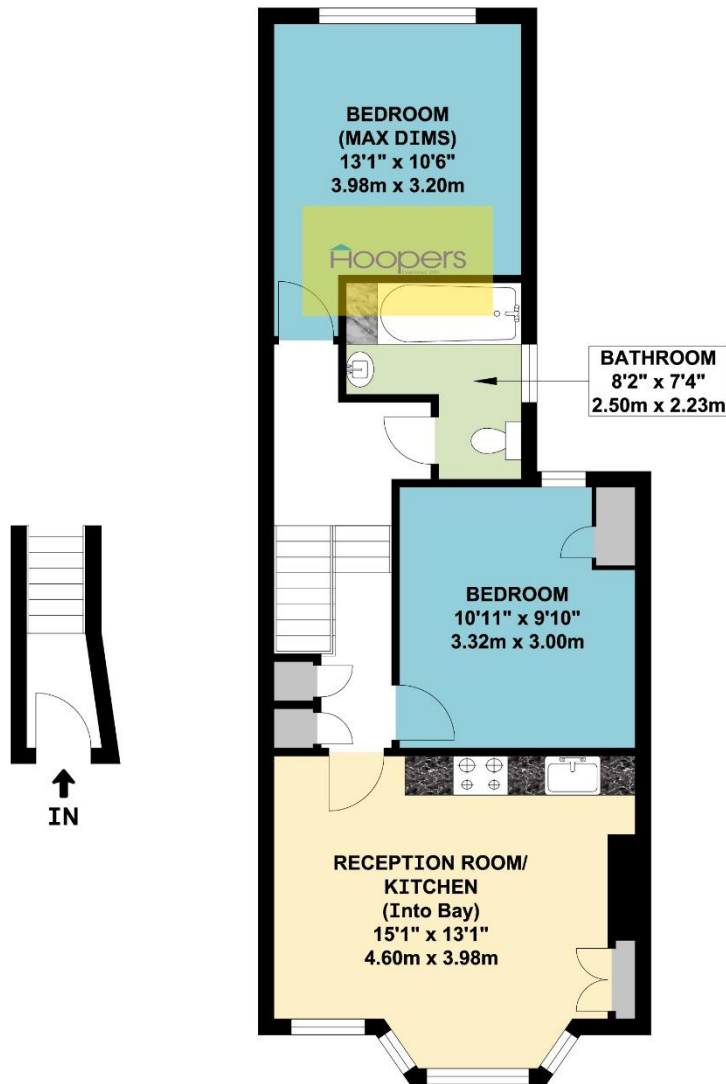
PRICE: £375,000 LEASEHOLD

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 9SU (CONTINUED)



COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU (CONTINUED)**COBBOLD ROAD
LONDON NW10****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 561.87 SQ. FT / 52.20 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".