

ILEX ROAD, LONDON, NW10 9NU



EPC Rating: D

We are delighted to bring to the market this first floor flat providing spacious accommodation for a first time buyer and benefitting the following:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 478 sq ft (44 sq m) approximately
- Own front door to street
- Spacious lounge
- Good sized kitchen
- The property will be sold with a new lease of 125 years
- The property is located within a few yards of multiple shopping and bus services at Church Road.
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

PRICE: **Offers in excess of £325,000** **LEASEHOLD**

ILEX ROAD, LONDON, NW10 9NU (CONTINUED)

The accommodation is arranged as follows:

Staircase to:

First Floor:

Entrance Hall:

Lounge (front): 14'4" x 12'8" (4.36m x 3.85m). Double glazed window. Wood laminate flooring.

Bedroom: 12'2" x 11'0" (3.71m x 3.36m). Double glazed window. Wood laminate flooring.

Kitchen (rear): 10'1" x 8'0" (3.07m x 2.43m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Wood laminate flooring. Plumbing for washing machine.

Bathroom/WC: 5'6" x 4'10" (1.67m x 1.48m). Panelled bath with mixer tap and separate shower over bath. Low level WC. Vanity wash hand basin with mixer tap. Heated towel rail.

Lease: A new lease of 125 years will be provided on completion.

Ground Rent: Nil

Service Charge: Nil

Council Tax Band: B

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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.

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GROUND FLOOR

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 478.24 SQ. FT / 44.43 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".