

HARLEY ROAD, LONDON, NW10 8BD



EPC Rating:

Presenting a well-proportioned **two-bedroom first-floor flat**, set within a desirable residential location. The property benefits from solid wood flooring throughout, a bright and spacious reception room, and a modern fitted kitchen.

- Gas central heating
- Double glazed windows
- Modern fitted kitchen with integrated appliances
- Spacious reception with bay window
- Fully fitted bathroom
- Gross internal floor area of 578 sq ft (54 sq m) approximately
- Fully floored and lined attic area suitable for storage
- The property is located within a quarter of a mile maximum radius of Harlesden multiple shopping and transport facilities and the nearest Station is Willesden junction (Bakerloo underground and overground main line trains)

PRICE:Offers in the region of £400,000.....LEASEHOLD

HARLEY ROAD, LONDON, NW10 8BD (CONTINUED)

The accommodation is arranged as follows:

Entrance & Hallway:

Private entrance area with stairs leading to:

First Floor:

Kitchen: 11'0" x 6'0" (3.51m x 1.80m). Fitted with a range of wall and base units. Porcelain butler-style sink with mixer tap, tiled splashbacks. Wall mounted boiler. Gas hob with extractor hood above and oven below. Built-in fridge/freezer. Plumbing for washing machine. Double-glazed window to front. Solid wood flooring.

Lounge (front): 13'8" x 9'0" (4.16m x 2.75m). Generous lounge with solid wood flooring and large double-glazed bay window to the front allowing excellent natural light.

Bedroom 1 (rear): 13'10" x 11'0" (4.21m x 3.35m). Double bedroom with built-in wardrobes, solid wood flooring, and double-glazed window to rear.

Bedroom 2 (middle): 11'8" x 9'9" (3.56m x 2.96m). Double-glazed window to rear and solid wood flooring.

Bathroom/WC: 5'9" x 5'1" (1.74m x 1.55m). Fully tiled floor and part-tiled walls. Panelled bath with mixer tap and built-in shower above. Low level WC. Wash hand basin. Heated towel rail.

Lease: 125 years from 9 September 1987 thus having approximately 87 years remaining.

Service Charge: TBC

Ground Rent: TBC

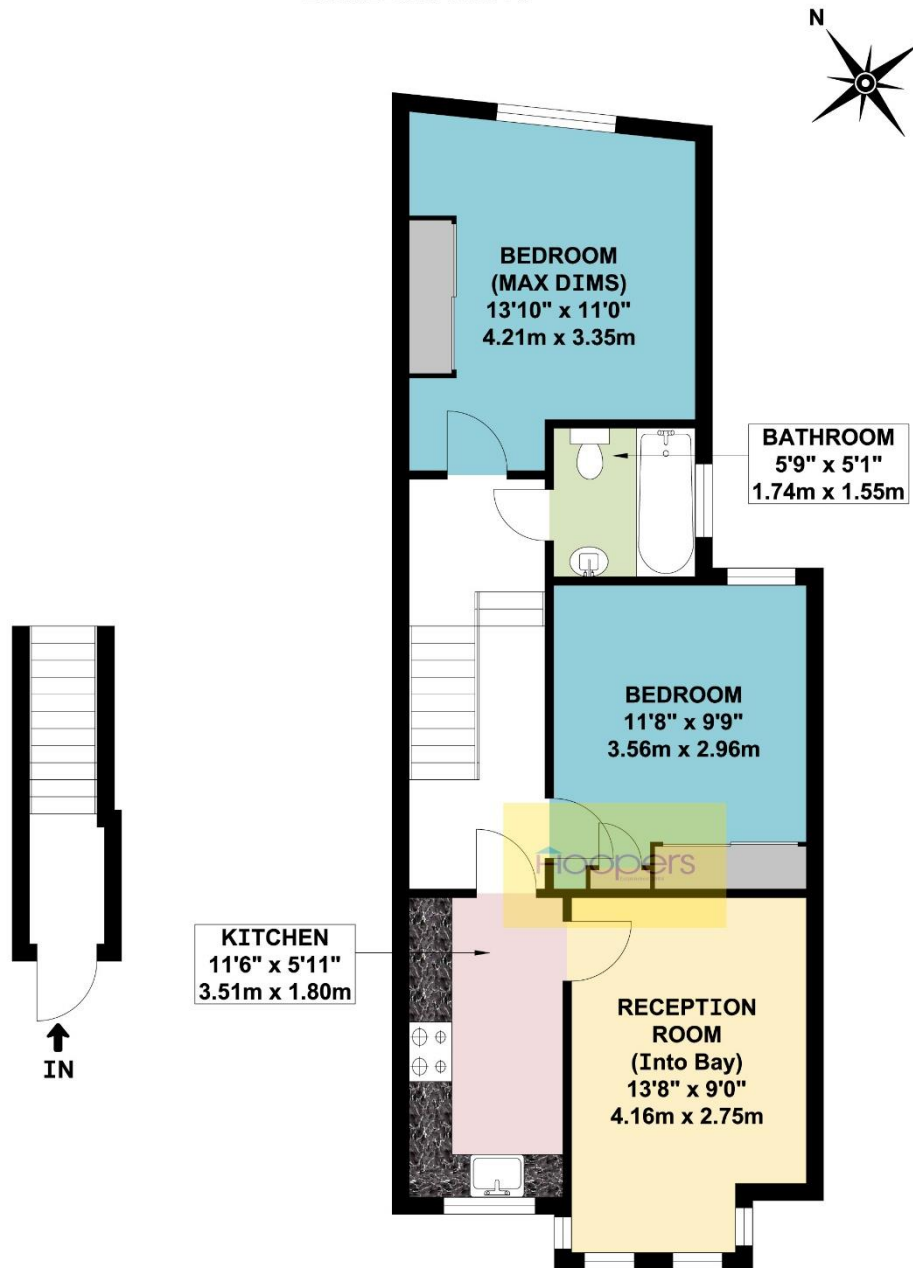
Council Tax: Band B.

PRICE: Offers in the region of £400,000 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.

HARLEY ROAD, LONDON, NW10 8BD (CONTINUED)

HARLEY ROAD, LONDON, NW10 8BD (CONTINUED)**HARLEY VILLAS, HARLEY ROAD
LONDON NW10****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 578.34 SQ. FT / 53.73 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".