

ST PAULS AVENUE, WILLESDEN GREEN, NW2



EPC Rating: D

We are delighted to bring to the market this three floor centre terrace Victorian built house offering larger than average accommodation for a family or potentially the property is suitable for buy-to-let investment purposes.

The property is located just off Park Avenue in the heart of Willesden Green and within a few hundred yards of Willesden Green (zone 2 Jubilee Line) Station and the many vibrant restaurants and shops, etc., of Walm Lane.

Willesden High Road multiple shopping facilities are within a few hundred yards as are local bus services. Benefits include:-

- Gas central heating
- Double glazed windows
- Five bedrooms
- Ground floor guest cloakroom
- Spacious kitchen/diner
- South facing rear garden
- Ready to move into condition
- Gross internal floor area of 1,863 sq ft (174 sq m) approximately

PRICE:£1,175,000.....FREEHOLD

ST PAULS AVENUE, WILLESDEN GREEN, LONDON, NW2 (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Ceiling cornice. Understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin.

Lounge (front): 17'11" x 12'6" (5.47m x 3.82m). Wood flooring. Feature fireplace. Ornate ceiling with cornice and rose. Double glazed bay window.

Dining Room (rear): 12'5" x 10'7" (3.79m x 3.23m). Wood flooring. Double glazed door to rear garden.

Kitchen/Diner: 14'1" x 11'2" (4.30m x 3.40m). Fitted matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Double glazed door to garden.

Utility Area: Suitable for additional appliances.

First Floor:

Landing: Large walk-in airing cupboard with shelving and gas boiler. Additional storage cupboard.

Bedroom 1 (front): 17'9" x 17'2" (5.42m x 5.22m). Double glazed bay window.

Bedroom 2 (middle): 12'5" x 10'7" (3.79m x 3.23m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 11'2" x 10'7" (3.41m x 3.22m). Wood flooring. Double glazed window.

Bathroom/WC: 6'6" x 5'11" (1.97m x 1.80m). Panelled bath with shower above bath and shower screen. Fully tiled walls. Double glazed window. Low level WC. Wash hand basin.

Second Floor:

Bedroom 4 (rear): 12'6" x 10'7" (3.80m x 3.23m). Wood flooring. Double glazed window.

Bedroom 5: 17'2" x 15'5" (5.23m x 4.70m). Double glazed dormer window. Under eaves storage cupboards. Wood flooring.

External Features: Front garden. Secluded south facing rear garden mainly crazy paved. Garden shed.

PRICE: £1,175,000 FREEHOLD

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.

ST PAULS AVENUE, WILLESDEN GREEN, NW2 (CONTINUED)



ST PAULS AVENUE, WILLESDEN GREEN, NW2 (CONTINUED)

**SAINT PAULS AVENUE
LONDON NW2**



GROUND FLOOR

FIRST FLOOR

THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1863.01 SQ. FT / 173.08 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".