

SANDRINGHAM ROAD, WILLESDEN GREEN, NW2 5EJ



EPC Rating: C

We are delighted to bring to the market this spacious duplex apartment situated over first and second floors and offering something different to the average two bedroom flat in Willesden and viewing is highly recommended to appreciate the features and size of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious loft conversion providing principal bedroom and an ensuite shower room
- Spacious reception area open plan with kitchen/diner 25' x 14'3"
- Gross internal floor area of 764 sq ft (71 sq m) approximately
- Ideal first time buyer opportunity
- The property is located within a few yards of Willesden High Road multiple shopping and bus services with Dollis Hill and Willesden Green (Jubilee Line) Stations being equidistant within a ten minute walk approximately

PRICE: £550,000.....LEASEHOLD

SANDRINGHAM ROAD, LONDON, NW2 5EJ (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:**Landing:**

Open Plan Lounge/Kitchen/Diner: 24'11" x 14'3" (7.60m x 4.35m). **Lounge Area:** Feature fireplace. Parquet flooring. Built-in cupboards to chimney breast recess. Double glazed bay window. **Kitchen Area:** Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Plumbing for washing machine. Integrated dishwasher. Space for fridge/freezer. Single drainer sink unit. Wall mounted gas boiler. Double aspect double glazed windows.

Shower Room/WC: Walk-in shower cubicle. Low level WC with concealed cistern. Wash hand basin with shelving below. Double glazed window. Downlights to ceiling. Storage cupboard.

Bedroom 2 (rear): 11'5" x 9'4" (3.47m x 2.84m). Built-in wardrobe. Double glazed window.

Landing: Built-in storage cupboard.

Second Floor (loft conversion):

Principal Bedroom 1 (front): 15'9" x 8'8" (4.80m x 2.63m). Velux windows to front and dormer window to rear. Downlights to ceiling. Wood flooring. Door to:

Ensuite Bathroom/WC: 8'10" x 4'9" (2.70m x 1.45m). Panelled bath with shower above and tiled surrounds to bath. Low level WC. Double width stone wash hand basin with his and hers mixer taps. Velux windows.

Lease: 125 years from 1 April 2010 thus having approximately 111 years remaining.

Ground Rent: TBC

Service Charge: TBC

Council Tax: Band C.

PRICE: £550,000 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.

SANDRINGHAM ROAD, LONDON, NW2 5EJ (CONTINUED)

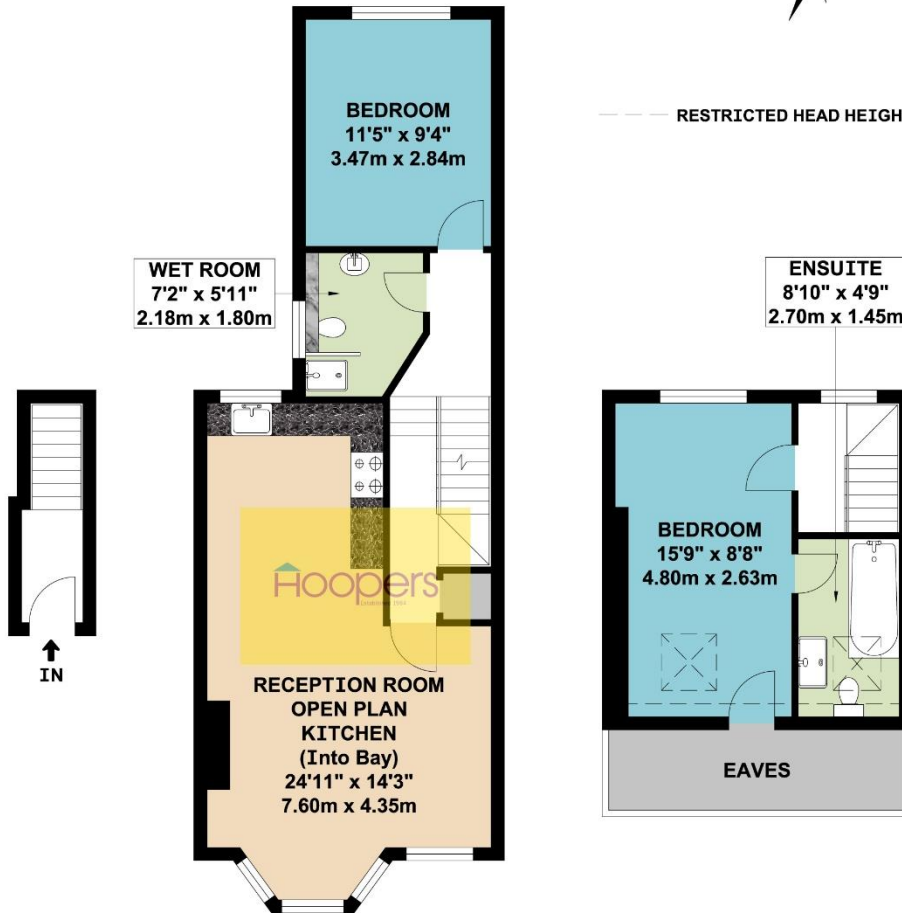


SANDRINGHAM ROAD, LONDON, NW2 5EJ (CONTINUED)

**SANDRINGHAM ROAD
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 764.23 SQ. FT / 71.00 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".