



Walton Gardens, Preston Road, HA9 8NH

£370,000

Leasehold Share of Freehold

- Split Level Two Bedroom Maisonette
- Few Minutes walk to Preston Road shops & Station
- Central Heating
- Reception Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Garage
- Communal Gardens
- 937 year lease and share in the Freehold
- Ideal First Time Buy
- EPC Rating C





Christopher Rawlinson & Co are delighted to bring to the market this Well Presented Spacious Split Level Two Bedroom Maisonette, situated a few minutes walk from Preston Road's shopping & transport facilities. Own Entrance, Central Heating, Reception Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom. New Roof with 10 year guarantee. EER C. Own Garage, Communal Gardens, Very Long Lease and a share in the Freehold. Ideal First Time Buy.

### Own Entrance

Stairs to first floor.

### Living Room

18' 6" x 15' 0" (5.64m x 4.57m) Radiator, laminate flooring, built-in cabinet with granite top, oak shelving, picture windows to front, door to Kitchen, open plan stairs to second floor.

### Kitchen/Breakfast Room

14' 11" x 8' 1" (4.55m x 2.46m) Fitted wall and base units with tiled splashbacks, one and a half bowl stainless steel sink & drainer, oven, hob, extractor, plumbed for washing machine, built-in breakfast bar, spot lights, tiled floor, window overlooking gardens to the rear.

### Stairs to Second Floor

Ornate open plan staircase, fitted carpet, landing with fitted cupboard, sky light.

### Bedroom One (Front)

14' 11" x 11' 7" (4.55m x 3.53m) Radiator, fitted carpet, fitted wardrobe, window.

### Bedroom Two (Rear)

11' 4" x 8' 9" (3.45m x 2.67m) Fitted carpet, radiator, fitted wardrobe, window.

### Tiled Bathroom (Rear)

8' 10" x 5' 10" (2.69m x 1.78m) Bath with overhead shower, wash hand basin with cupboard below, wc, radiator, spot lights, tiled walls and floor, window.

### Own Garage

Garage in block.

### Communal Gardens

Gardens mainly laid to lawn.

### Very Long Lease & Share in the Freehold

Lease 999 years from 24/6/1963

Share in the Freehold.

Service Charges £827. 02 half yearly.

Ground Rent (to be advised).

### Additional Information

Lease Term 999 years from 24 June 1963

Lease Term Remaining 937 years

Local Authority - Brent Council Tax Band: D - Annual Price: £2,133

Mobile coverage - EE and O2

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky and Virgin

### DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

