

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5ND



EPC Rating: D

A wonderful converted ground floor one bedroom flat and located on this popular road located within a few yards of Dollis Hill (Jubilee Line) Tube Station. The property has the following benefits:-

- Gas central heating
- Double glazed windows
- Own rear garden
- Close to underground station.
- Gross internal floor area of 501 sq ft (47 sq m) approximately
- The property is located within a few yards of Dollis Hill Station (Jubilee Line) with Willesden Green station (zone 2 Jubilee Line) being within a mile maximum radius

PRICE: £350,000LEASEHOLD

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5ND (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge (front): 13'11" x 10'6" (4.25m x 3.21m). Double glazed bay window. Wood flooring. Feature fireplace.

Bedroom: 11'0" x 8'10" (3.35m x 2.70m). Wood flooring. Double glazed door and window to garden.

Kitchen/Diner (rear): 11'8" x 10'3" (3.55m x 3.12m). Fully tiled floor and partly tiled walls. Wall and base cupboards. Sink unit with mixer tap. Gas cooker with extractor hood above and oven below. Plumbing for dishwasher and washing machine. Wall mounted boiler. Double glazed window and door to rear.

Shower Room/WC: 7'7" x 6'5" (2.30m x 1.95m). Fully tiled walls and floor. Shower cubicle with power shower. Wash hand basin with vanity unit. Low flush WC. Double glazed window.

External features: Sole use of rear garden with two garden sheds. Patio area.

Lease: 189 years from 25 March 1983 thus having approximately 147 years remaining.

Council Tax: Band C.

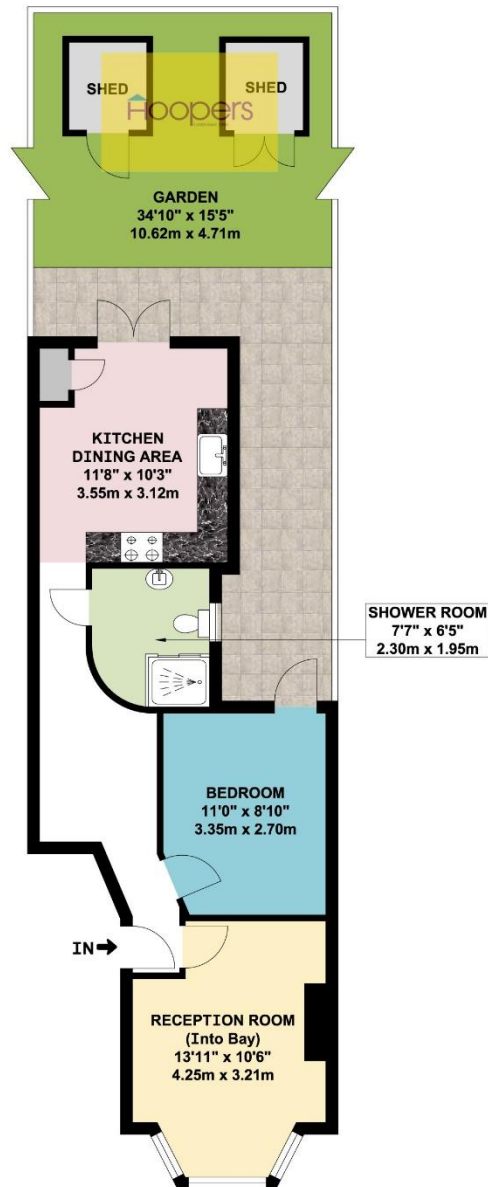
PRICE: £350,000 LEASEHOLD

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.

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5ND (CONTINUED)



CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5ND (CONTINUED)**CHAPTER ROAD
LONDON NW2****GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 505.90 SQ. FT / 47.00 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".