

CHAPTER ROAD, WILLESDEN GREEN, NW2 5NE



EPC Rating:

We are delighted to bring to the market this fabulous ground floor garden flat which is offered for sale chain free and is situated on the non-railway side of the street. Benefits include:-

- Gas central heating
- Double glazed windows
- Lease of approximately 146 years remaining
- Gross internal floor area of 479 sq ft (44 sq m) approximately
- Sole use of south facing rear garden
- The property is located within a few yards of Dollis Hill (Jubilee Line) Tube Station with local shops being within a few hundred yards at Willesden High Road

PRICE: £450,000.....LEASEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Laundry cupboard with plumbing for washing machine.

Lounge (rear): 13'9" x 10'4" (4.18m x 3.15m). Feature fireplace. Double glazed door to garden.

Bedroom 1 (middle): 11'2" x 8'10" (3.41m x 2.70m). Double glazed door to garden. Ceiling cornice and rose. Built-in wardrobes.

Bedroom 2 (front): 10'8" x 9'2" (3.25m x 2.80m). Double glazed bay window. Built-in cupboards.

Kitchen: 7'6" x 6'4" (2.28m x 1.92m). Fitted base units with work surfaces above. Single drainer stainless steel sink unit with mixer tap. Built-in gas hob with oven below.

Bathroom/WC: 7'9" x 4'3" (2.35m x 1.30m). Panelled bath with mixer tap and separate shower above. Circular wash hand basin. Low level WC. Fully tiled walls.

External features: Sole use of south facing rear garden with decking area and garden shed.

Lease: 189 years from 24 June 1981 thus having approximately 146 years remaining.

Ground Rent: Nil

PRICE: £450,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

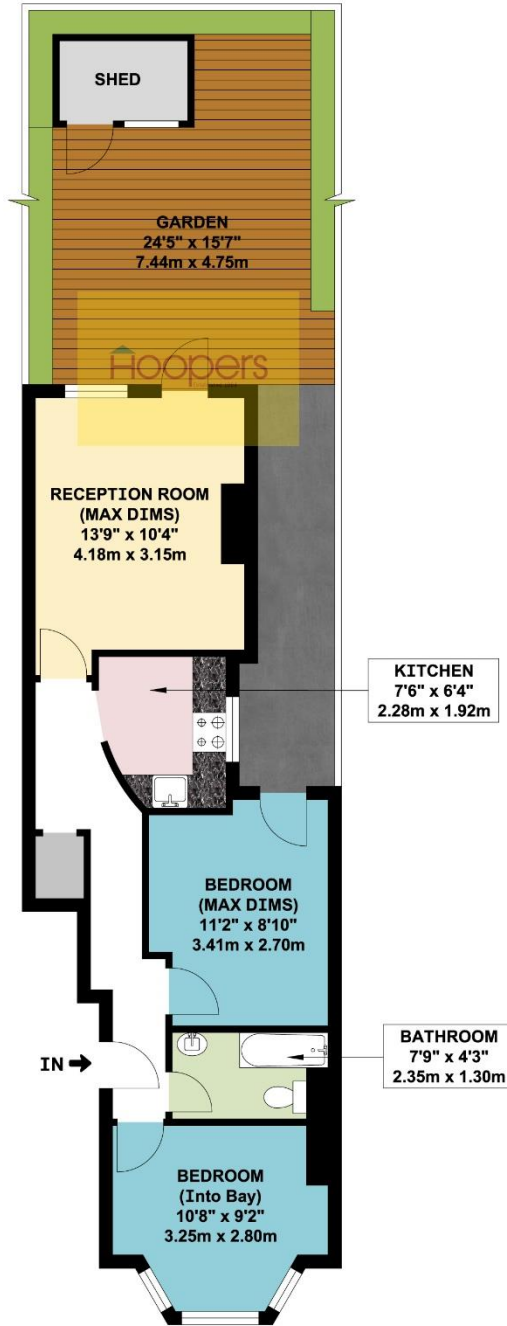
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 5NE (CONTINUED)



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**CHAPTER ROAD
LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 478.67 SQ. FT / 44.47 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".