

**ESSEX ROAD, HARLESDEN, LONDON, NW10 9PG**



**EPC Rating:**

We are pleased to be able to offer for sale a ground floor flat converted from a Victorian building and benefitting from the following:-

- Gas central heating
- Double glazed windows
- Own sole use of rear garden
- Lease 105 years approximately unexpired
- Chain free sale
- Gross internal floor area of 336 sq ft (31 sq m) approximately

**PRICE: £275,000.....LEASEHOLD**

## **ESSEX ROAD, LONDON, NW10 9PG (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

### **Entrance Hall:**

**Lounge/Kitchen:** 11'9" x 11'8" (3.57m x 3.55m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in hob with oven below and extractor hood above hob. Fitted washing machine. Integrated fridge & freezer. Stainless steel sink unit. Double glazed window. Part tiled and part carpeted floor.

**Bedroom:** 9'6" x 8'2" (2.90m x 2.48m). Double glazed window. Fitted carpet.

**Bathroom/WC:** 6'1" x 5'5" (1.85m x 1.65m). Panelled bath with mixer tap and shower above. Wash hand basin with mixer tap. Low level WC. Tiling to floor.

**Lease:** 125 years from the 3rd September 2004 thus having approximately 104 years remaining.

**Ground Rent:** £200.00 p.a.

**Service Charge:** £1,915 p.a. (including buildings insurance).

**Council Tax:** Band B.

<b><u>PRICE</u></b>	<b><u>£275,000</u></b>	<b><u>LEASEHOLD</u></b>
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### **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.

**ESSEX ROAD, LONDON, NW10 9PG (CONTINUED)**



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**ESSEX ROAD  
LONDON NW10**



**GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 336.04 SQ. FT / 31.22 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".