

## **KINGS ROAD, WILLESDEN, LONDON, NW10 2BN**



EPC Rating: D

We are pleased to be able to offer for sale this recently re-decorated ground floor two bedroom garden flat and located in this desirable road off Harlesden Road and the flat is offered for sale chain free.

- Gas central heating
- Double glazed windows
- Chain free sale
- Sole use of own rear garden measuring some 32' approximately
- Two good sized bedrooms
- Gross internal floor area of 638 sq ft (59 sq m) approximately
- The property is located within a few hundred yards of Willesden High Road multiple shopping and bus services with the nearest stations being Dollis Hill or Willesden Green (Jubilee Line)

**PRICE: ..... £575,000.....SHARE OF FREEHOLD**

**KINGS ROAD, WILLESDEN, LONDON, NW10 2BN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Lounge (front):** 16'1" x 11'6" (4.9m x 3.5m). Double glazed bay window. Wood flooring.

**Bedroom 1:** 12'7" x 10'9" (3.8m x 3.3m). Double glazed window. Wood flooring.

**Bedroom 2 (rear):** 9'11" x 7'10" (3.0m x 2.4m). Double glazed French doors to rear garden. Wood flooring.

**Kitchen:** 10'3" x 7'5" (2.3m x 3.1m). Fitted with a range of wall cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Double glazed door to garden.

**Bathroom/WC:** 7'5" x 4'0" (2.3m x 1.2m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin.

**Separate WC:** Low level WC.

**External features:** Side pedestrian access. Sole use of own rear garden measuring some 32' in length.

**Lease:** 125 years from 24 June 2011 thus having approximately 114 years remaining.

**PRICE: £575,000 SHARE OF FREEHOLD**

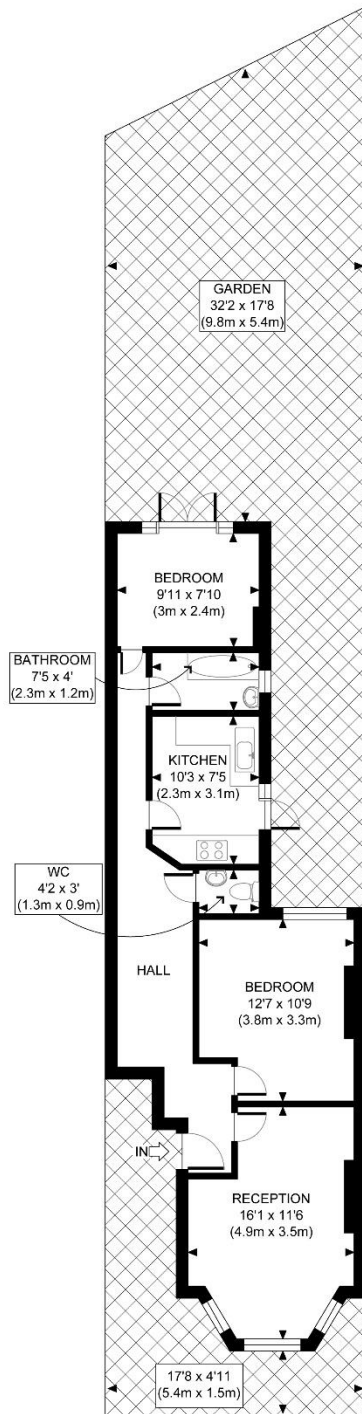
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**KINGS ROAD, WILLESDEN, LONDON, NW10 2BN (CONTINUED)**



**KINGS ROAD, WILLESDEN, LONDON, NW10 2BN (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 638 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT / 59 SQM</b></p>	<p>King Road</p>
<p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>date: 28/07/22 <b>photoplan</b></p>