

VILLIERS ROAD, WILLESDEN, LONDON, NW2 5PG



EPC Rating:

We are pleased to be able to offer for sale this spacious first floor two bedroom flat converted from a lovely Victorian built corner house and offering spacious accommodation.

The property is located within a few yards of Willesden High Road with Dollis Hill (Jubilee Line) Station being within a few hundred yards. Benefits include:-

- Gas central heating
- Partly double glazed windows.
- Spacious living room 16'3" x 13'9"
- Built-in wardrobes to bedrooms
- Gross internal floor area of 646 sq ft (60 sq m) approximately

PRICE: £475,000.....LEASEHOLD

VILLIERS ROAD, WILLESDEN, LONDON, NW2 5PG (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Lounge: 16'3" x 13'9" (4.96m x 4.18m). Sash window. Wood flooring.

Bedroom 1: 11'3" x 9'10" (3.43m x 3.0m). Double glazed window. Built-in wardrobes.

Bedroom 2: 6'8" (excluding wardrobe depth) x 6'6" (2.02m x 1.98m). Double glazed window. Built-in wardrobes.

Kitchen: 10'4" x 9'3" (3.15m x 2.82m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Downlights to ceiling. Plumbing for washing machine. Stainless steel sink unit.

Bathroom/WC: 7'5" x 6'8" (2.27m x 2.02m). Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls.

Landing: Hatch to loft space (not inspected).

Lease: 125 years from 25 December 1990 thus having approximately 93 years remaining.

Service Charge: £600 p.a.

Ground Rent: £50 p.a.

PRICE: £475,000 LEASEHOLD

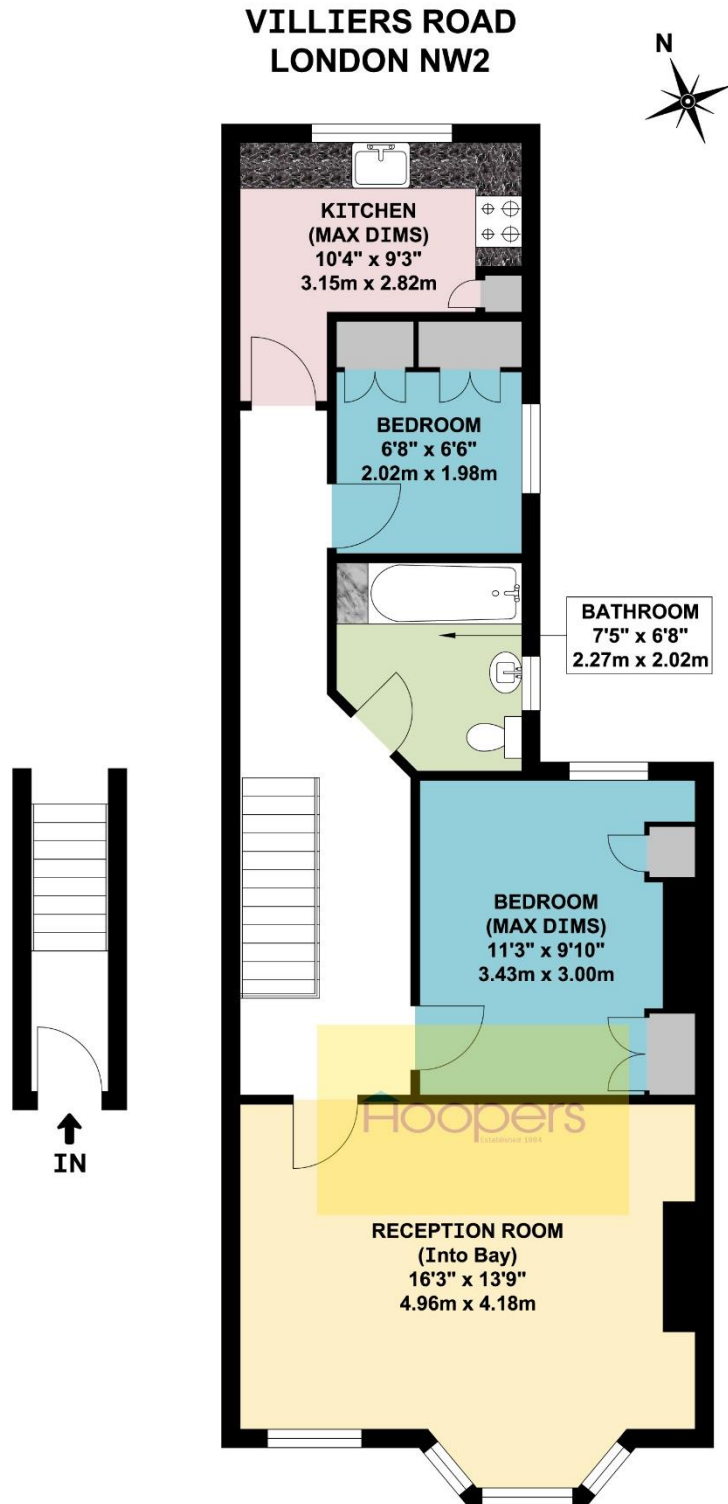
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

VILLIES ROAD, WILLESDEN, LONDON, NW2 5PG (CONTINUED)



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FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 645.83 SQ. FT / 60.00 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".