

**DEACON ROAD, WILLESDEN, LONDON, NW2 5NN**



EPC Rating: C

We are pleased to bring to the market this well presented and spacious ground floor purpose built period maisonette and situated in this quiet residential road parallel to Chapter Road and Willesden High Road located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station.

The property benefits the following:

- Gas central heating
- Double glazed windows
- Own door to street
- Sole use of own rear garden having a southerly aspect
- The property is located within a few yards of bus services and shops at Willesden High Road
- Excellent storage space
- Gross internal floor area of approximately 653 sq ft (61 sq m)
- The nearest Station is Dollis Hill (Jubilee Line) which is located within a few hundred yards of the property

**PRICE: ..... £450,000.....LEASEHOLD**

**DEACON ROAD, WILLESDEN, LONDON, NW2 5NN (Continued)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Three large walk-in cupboards.

**Lounge (rear):** 13'8" x 12'2" (4.17m x 3.72m). Laminate wood flooring. Double glazed French doors to rear garden.

**Kitchen:** 8'6" x 8'6" (2.60m x 2.60m). Ceramic tiled flooring. Stainless steel sink unit. Electric hob with oven below and extractor hood above hob. Built-in wall and matching base cabinets with worktops above. Plumbed for washing machine. Double glazed window.

**Bedroom 1 (front):** 14'0" x 11'0" (4.24m x 3.32m). Laminate wood flooring. Double glazed window.

**Bedroom 2 (rear):** 11'1" x 6'9" (3.37m x 2.05m). Laminate wood flooring. Double glazed window.

**Bathroom/WC:** 7'5" x 4'6" (2.25m x 1.36m). Ceramic tiled flooring. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with shower attachment and shower screen. Heated towel rail.

**External Features:** Own rear garden mainly crazy paved having a southerly aspect.

**Lease:** 125 years from 1 January 2008 thus having 108 years remaining approximately.

**Service Charge:** £1,356 p.a. including buildings insurance.

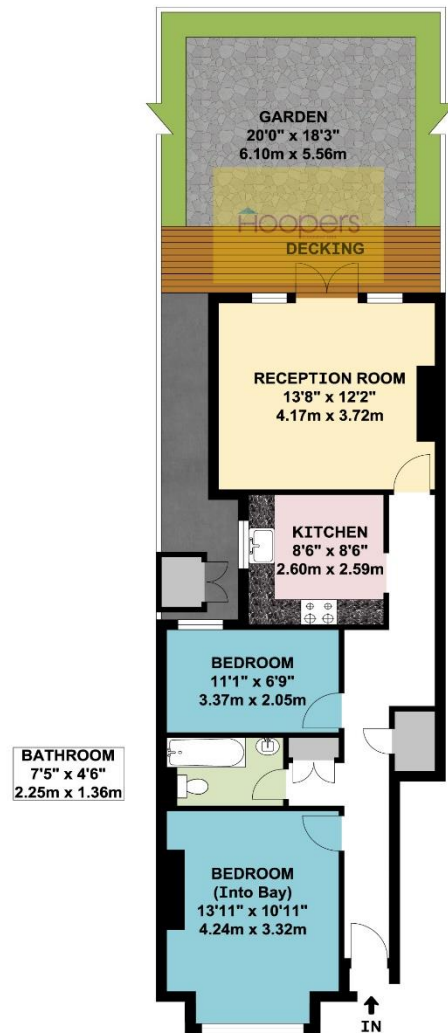
**Council Tax:** Band C.

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| <b><u>PRICE</u></b> | <b><u>£450,000</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.

**DEACON ROAD, WILLESDEN, LONDON, NW2 5NN (Continued)**

**DEACON ROAD, WILLESDEN, LONDON, NW2 5NN (Continued)****DEACON ROAD  
LONDON NW2****GROUND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 643.46 SQ. FT / 59.78 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".