

OLDFIELD ROAD, LONDON, NW10 9UD



EPC Rating: D

We are delighted to bring to the market this ground floor garden flat converted from a two storey Victorian built house and offered for sale chain free.

The property is situated in Oldfield Road in the heart of Willesden and bordering Harlesden with local shops and bus services being within a few hundred yards. The nearest Stations being Willesden Junction (Bakerloo Line) or Neasden (Jubilee Line). The excellent Leopold Primary School is within a few yards. The property is situated within a quarter mile approximately of Roundwood Park recreational facilities. Benefits include:-

- Sole use of rear garden
- Two good sized bedrooms
- Gas central heating
- Double glazed windows
- Spacious open plan living room/kitchen with direct access to rear garden
- Chain free sale
- Share of freehold
- Lease of approximately 123 years
- Gross internal floor area of 552 sq ft (51 sq m) approximately
- Car charging point opposite the front door

PRICE: £399,000.....SHARE OF FREEHOLD

OLDFIELD ROAD, LONDON, NW10 9UD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Open Plan Lounge/Kitchen (rear): 19'10" x 10'0" (6.04m x 3.03m). Double glazed patio doors to rear garden. Built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Plumbed for dishwasher. Built-in ceramic hob with oven below and extractor hood above hob.

Bedroom 1 (front): 13'7" x 11'7" (4.15m x 3.52m). Double glazed bay window.

Bedroom 2 (middle): 11'1" x 9'4" (3.38m x 2.85m). Double glazed window.

Shower Room/WC: 6'7" x 5'5" (2.00m x 1.65m). Sunken shower, wash hand basin and low level WC with concealed cistern. Heated towel rail. Downlights to ceiling. Tiling to walls.

External Features: Sole use of rear garden mainly lawn.

Lease: 123 years approximately remaining.

PRICE: £399,000 SHARE OF FREEHOLD

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

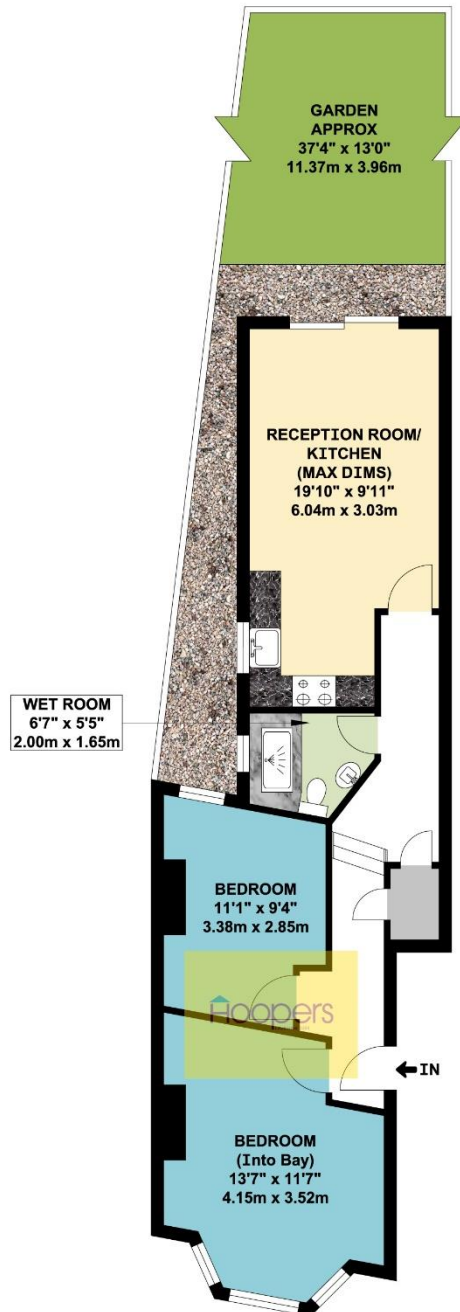
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

OLDFIELD ROAD, LONDON, NW10 9UD (CONTINUED)



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**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 552.18 SQ. FT / 51.30 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".