

YORK MANSIONS, CHICHELE ROAD, LONDON, NW2 3DE



EPC Rating:

We are pleased to be able to offer for sale this fabulous second (top) floor flat in this select development of some six flats forming a lovely mansion style development with the benefit of communal gardens to rear and these flats are extremely spacious and this particular property spans some 1,258 sq ft.

Situated within a few hundred yards of Willesden Green (zone 2) Jubilee Line Tube Station and the many vibrant restaurants and shops at Willesden Green. This property is ideally situated for access to Central London and viewing is highly recommended to appreciate the size and condition of the property. Benefits include:-

- Gas central heating
- Entry phone security system to communal door
- Communal gardens
- Period property
- Four bedrooms
- Two bathrooms
- Large Lounge
- Spacious kitchen/diner
- In-house residents management company
- Lease in excess of 100 years
- Gross internal floor area of 1,258 sq ft (117 sq m) approximately
- Willesden Green (zone 2) Jubilee line Station is within a few hundred yards of the property

PRICE: £725,000 LEASEHOLD

YORK MANSIONS, CHICHELE ROAD, LONDON, NW2 3DE (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Spacious Entrance Hall: Two built-in cupboards and lower level with recess area with sash window.

Lounge (front): 18'0" x 14'3" (5.46m x 4.34m). Built-in cupboards to chimney breast recess with book shelves above. Sash windows.

Bedroom 1: 14'9" x 12'8" (4.50m x 3.85m). Feature fireplace. Sash window. Built-in wardrobes. Door to:

En-Suite Shower Room/WC: Open shower. Low level WC. Wash hand basin. Partly tiled walls.

Bedroom 2: 14'2" x 13'2" (4.32m x 4.01m). Built-in wardrobes to one wall. Feature fireplace. Sash windows.

Bedroom 3 (rear): 13'2" x 10'4" (4.02m x 3.15m). Feature fireplace. Built-in wardrobes. Sash window.

Bedroom 4 (middle): 9'0" x 8'7" (2.72m x 2.62m). Feature fireplace. Sash window.

Kitchen/Diner: 16'7" x 8'4" (5.05m x 2.50m). Fitted wall and base cupboards with work surfaces above. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Shelved glass fronted display cabinet to chimney breast recess. Cupboard with gas boiler. Double aspect windows. Tiled flooring.

Bathroom/WC: 9'1" x 6'7" (2.76m x 2.00m). Panelled bath with shower over bath. Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring and part tiled walls. Heated towel rail.

External features: Communal gardens to rear.

Lease: 125 years from 1 November 2013 to 31 October 2138 thus having approximately 115 years remaining.

Ground Rent: £300.00 p.a.

Service Charge: Approximately £1,652 per annum.

PRICE: £725,000 LEASEHOLD

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.

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LONDON NW2**



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 1258.40 SQ. FT / 116.91 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 MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".