

ILEX ROAD, WILLESDEN, LONDON, NW10 9NU



EPC Rating: D

We are delighted to bring to the market this Victorian built terraced house which is offered for sale chain free and albeit in need of refurbishment we believe this has been reflected in the price being sought for the property.

Ilex Road is located off Roundwood Road in the heart of Willesden bordering Harlesden with local shops being available at Church Road and Willesden High Road with Dollis Hill and Neasden Stations (Jubilee Line) being within a mile radius approximately.

- Gas central heating
- Part double glazed windows
- Chain free sale
- Gross internal floor area of 1,032 sq ft (96 sq m) approximately

PRICE:Offers in excess of £500,000.....FREEHOLD

ILEX ROAD, WILLESDEN, LONDON, NW10 9NU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall:

Lounge (front): 13'4" x 11'0" (4.07m x 3.35m). Front aspect windows.

Dining Room (rear): 12'0" x 11'0" (3.67m x 3.35m).

Kitchen: 10'2" x 8'1" (3.10m x 2.47m).

Utility Room: 8'0" x 7'7" (2.41m x 2.32m).

Shower Room/WC: 5'7" x 5'1" (1.70m x 1.56m). Shower cubicle, wash hand basin and low level WC.

First Floor:

Bedroom 1 (front): 14'4" x 13'2" (4.36m x 4.02m). Built-in wardrobes.

Bedroom 2 (middle): 12'0" x 11'0" (3.67m x 3.35m). Built-in wardrobes.

Bedroom 3 (rear): 10'3" x 8'3" (3.13m x 2.51m). Built-in wardrobes.

External Features: Front and rear gardens the rear garden having a southerly aspect some 33' in length with garden shed.

Council Tax Band: D

PRICE **Offers in excess of £500,000** **FREEHOLD**

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

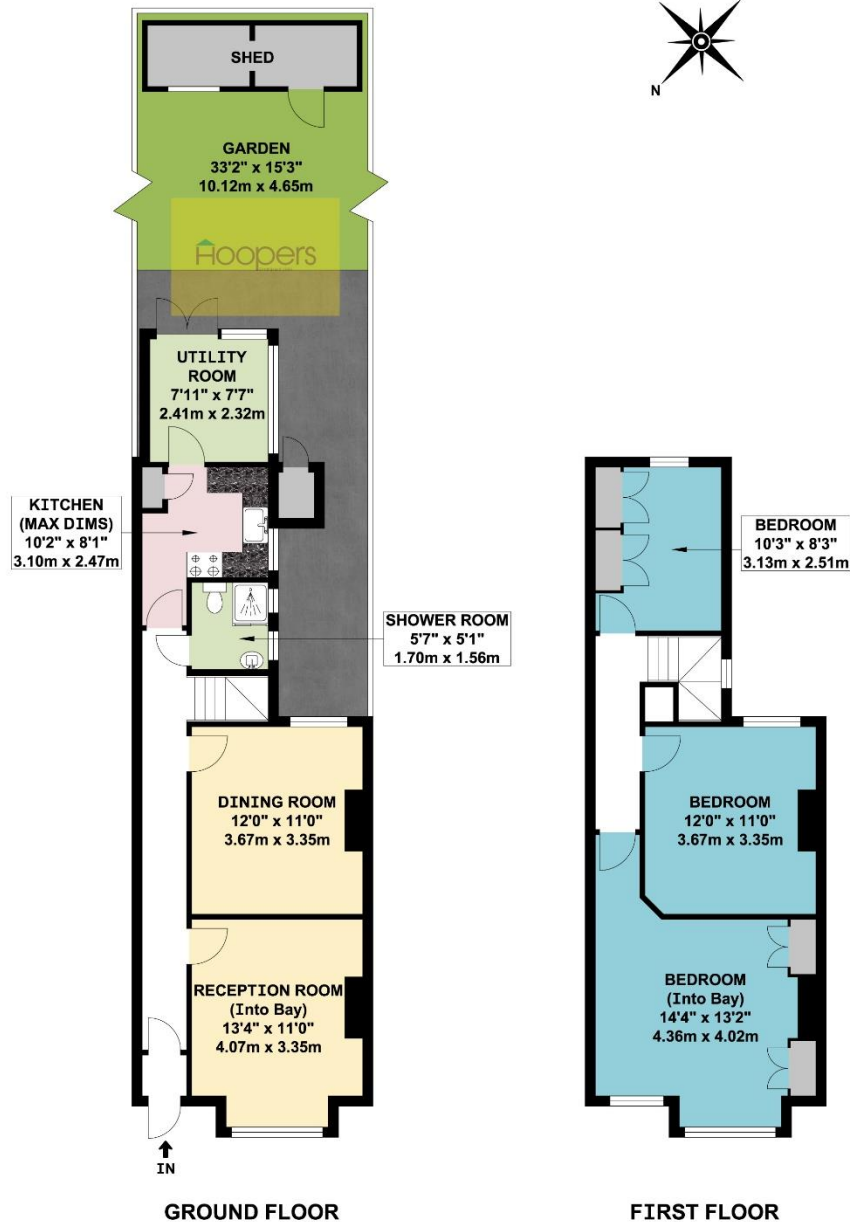
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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**ILEX ROAD
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1032.25 SQ. FT / 95.90 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".