

## **HORNBY COURT, HIGH ROAD, WILLESDEN, NW10**



EPC Rating:

This spacious second floor flat located in a modern purpose built development and situated in a central position. The property has two double bedrooms, spacious living room open plan with kitchen and integrated appliances. There is a reserved parking space via gates specific for this flat.

The property is situated almost opposite Willesden Magistrates Court close to the junction with Cobbold Road and is therefore well positioned for easy access to Dollis Hill (Jubilee Line) Tube Station with local shops and bus services being available within a few yards at Church Road and Willesden High Road.

Benefits include:-

- Gas central heating
- Double glazed windows
- Exclusive balcony which can be enclosed during the winter and opened up for the summer
- Reserved parking space
- Chain free sale
- Elevator
- Modern residential development
- Security entry phone system to main door
- Lease of approximately 113 years
- Gross internal floor area including balcony of 791 sq ft (73 sq m) approximately

**PRICE: .....Offers in the region of £400,000.....LEASEHOLD**

**HORNBY COURT, HIGH ROAD, WILLESDEN, NW10 (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Storage cupboard. Additional cupboard with air control system.

**Lounge:** 21'0" x 15'5" (6.40m x 4.70m). Fitted wall units with shelving, etc. Double glazed door to roof terrace with decking which has all year round use due to upper screening which can be opened in summer or closed in winter.

**Kitchen:** 12'10" x 12'8" (3.90m x 3.86m). Fitted wall and matching base cabinets with work surfaces above and tiled surrounds. Tiled flooring. Integrated fridge/freezer, washing machine, cooker, hob and extractor hood. Stainless steel sink unit. Wall mounted gas boiler. Double glazed window.

**Bedroom 1:** 18'2" x 13'0" (5.53m x 3.97m). Free standing wardrobes. Double glazed window.

**Bedroom 2:** 14'5" x 13'3" (4.40m x 4.03m). Double glazed window.

**Spacious Bathroom/WC:** 8'2" x 5'11" (2.48m x 1.80m). Panelled bath with shower above bath. Partly tiled walls and tiled flooring. Low level WC. Wash hand basin. Heated towel rail.

**External features:** Reserved parking space. Outside residents amenity space.

**Lease:** 125 years from 1<sup>st</sup> August 2012, thus having approximately 113 years remaining.

**Ground Rent:** Nil

**Service Charge:** £1,747.20 p.a.

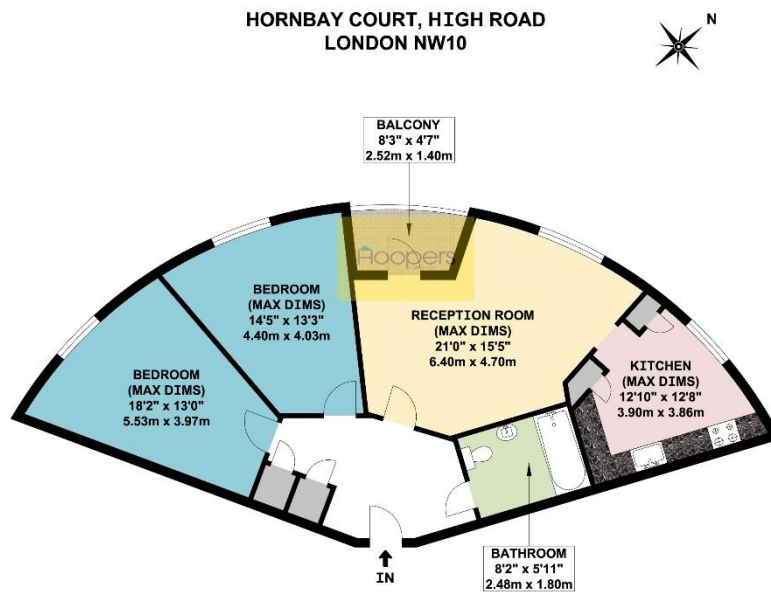
**PRICE: Offers in the region of £400,000 LEASEHOLD**

**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.

**HORNBY COURT, HIGH ROAD, WILLESDEN, NW10 (CONTINUED)**



**HORNBY COURT, HIGH ROAD, WILESSEN, NW10 (CONTINUED)****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 759.28 SQ. FT / 70.54 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 790.71 SQ. FT / 73.46 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".