

GAY CLOSE, WILLESDEN GREEN, LONDON, NW2 4PR



EPC Rating: C

Hoopers are delighted to have the opportunity to offer for sale this beautifully presented, fabulous and very spacious first and second floor duplex maisonette in this quaint and quiet cul-de-sac close to Gladstone Park and being located just under a half a mile from Willesden Green.

A viewing is the only way to appreciate the essence of what this property offers. Internal floor area spans some 1,571 sq ft (146 sq m).

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
- Double glazed windows
- 4 double bedrooms
- Air conditioning system
- Sole use of own rear garden
- Two bathrooms
- Large Lounge
- Spacious kitchen
- Cul-de-sac location
- Lease in excess of 100 years
- Gross internal floor area of 1,571 sq ft (146 sq m) approximately

PRICE: £800,000 LEASEHOLD

GAY CLOSE, WILLESDEN GREEN, LONDON, NW2 4PR (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): 17'0" x 16'8" (5.19m x 5.09m). Double glazed bay windows to front. Wood flooring.

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 and dishwasher. Double aspect windows. Tiled flooring.

Bedroom: 15'10" x 10'8" (4.82m x 3.25m). Double glazed window. Wood flooring.

Bedroom/study: 10'10" x 8'11m (3.30m x 2.72m). Double glazed window. Wood flooring.

Bathroom/WC: 8'1" x 4'9" (2.46m x 1.44m). Panelled bath with mixer tap with power shower above and shower screen. Low level WC. Wash hand basin. Fully tiled walls and floor. Double glazed window.

Second Floor:

Bedroom: 23'0" x 10'10" (7.00m x 3.29m). Double glazed window to rear. Wood flooring. Under eaves storage.

Bedroom: 13'5" x 11'4" (4.08m x 3.46m). Double glazed window to rear. Wood flooring.

Walk-in wardrobe area: 7'1" x 6'7" (2.17m x 2.00m). Built-in storage cupboards.

Shower Room/WC: 9'1" x 6'7" (2.76m x 2.00m). Fully tiled walls and floor. Glass fronted shower cubicle. Twin hand wash basins. Low level WC. Two Velux windows. Heated towel rail.

External features: Sole use of own rear garden.

Lease: 189 years from 25th March 1964 thus having approximately 130 years remaining.

Ground Rent: £26 per year

Service Charge: Nil.

PRICE: £800,000 LEASEHOLD

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

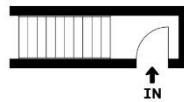
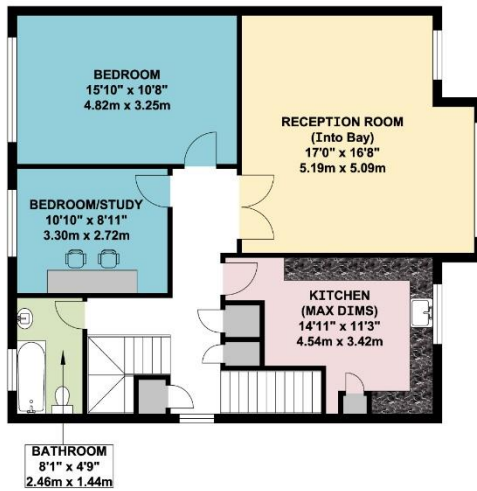
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 1571.53 SQ. FT / 146.00 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".