

CHARLTON ROAD, LONDON, NW10 4BB



EPC Rating: E

Presenting for sale this duplex first and second floor flat converted from a Victorian house offered with vacant possession and comprising:

- Spacious lounge
- Two bedrooms
- Double glazing
- Gas central heating
- Gross internal floor area of 809 sq ft (75 sq m) approximately
- Chain free sale
- Wood laminate flooring.
- The property is located within a few hundred yards of local shops and bus services at Harlesden with the nearest Station being Willesden Junction

PRICE:£399,950.....LEASEHOLD

CHARLTON ROAD, LONDON, NW10 4BB (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Landing: Wood laminate flooring.

Lounge: 16' x 13'5" (4.9m x 4.1m). Three double glazed front aspect windows. Wood laminate flooring. Shelving to one wall.

Kitchen: 9'7" x 6'9" (2.9m x 2.1m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboard below. Gas hob with oven below and extractor hood above hob. Wall units. Breakfast bar. Plumbing for washing machine. Wall mounted 'combi' boiler. Part tiled walls. Wood laminate flooring.

Bathroom/WC: 7'3" x 4'8" (2.2m x 1.4m). Panelled bath with mixer tap and shower attachment with shower curtain and rail. Low level WC. Pedestal wash hand basin. Part tiled walls and tiled flooring.

Second Floor (loft area):

Half Landing: Double glazed door to small balcony.

Bedroom 1 (front): 16'2" x 9'10" (4.9m x 3m). Double glazed window set in small dormer to front.

Bedroom 2 (rear): 10'7" x 10'3" (3.2m x 3.1m). Double glazed window set in small dormer to rear. Built-in cupboard.

Lease: 150 years from 20 August 2019 thus having 147 years remaining approximately.

PRICE: £399,950 LEASEHOLD

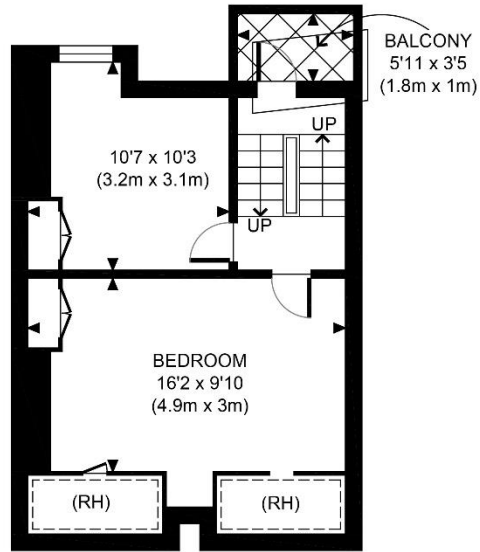
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

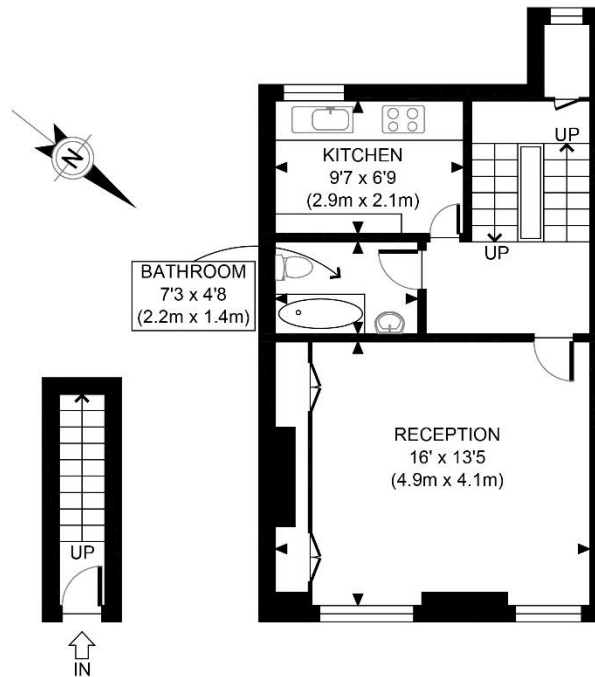
CHARLTON ROAD, LONDON, NW10 4BD (CONTINUED)



CHARLTON ROAD, LONDON, NW10 4BD (CONTINUED)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 364 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 25 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 809 SQ FT / 75 SQM		Charlton Rd	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	22/08/22