

## **CHAPLIN ROAD, WILLESDEN, LONDON, NW2 5PP**



EPC Rating: E

We are pleased to be able to offer for sale this two bedroom ground floor garden flat with sole use of 67' approximate rear garden.

The property is located in this popular road parallel to Villiers Road and Willesden High Road and is situated within a few hundred yards of Willesden High Road multiple shopping and bus services and Dollis Hill (Jubilee Line) Tube Station. The many vibrant restaurants and shops at Willesden Green are within half a mile radius approximately. Benefits include:

- Gas central heating
- Mainly double glazed windows
- Spacious kitchen/diner
- Sole use of rear garden
- Gross internal floor area of 582 sq ft (54 sq m) approximately

**PRICE: .....£399,950.....SHARE OF FREEHOLD**

**CHAPLIN ROAD, LONDON, NW2 5PP (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Lounge Open Plan with Kitchen (rear):** 19'0" x 11'3" (5.80m x 3.42m). Bay window. Fitted cupboards. Sink unit. Door to garden. Wood flooring. Built-in shelving. Built-in hob with oven below. Plumbing for washing machine.

**Bedroom 1 (front):** 15'7" x 12'2" (4.75m x 3.72m). Built-in wardrobes. Bay window.

**Bedroom 2 (middle):** 9'9" x 7'9" (2.96m x 2.37m). Window to rear.

**Shower Room:** 8'4" x 3'9" (2.54m x 1.15m). Shower cubicle and wash hand basin. Tiled flooring.

**Separate WC:** With low level WC and wash hand basin with cupboard below.

**External features:** Sole use of rear garden with garden shed.

**Lease:** 99 years from 5<sup>th</sup> of April 1982, thus having approximately 59 years remaining.

**PRICE: £399,950 SHARE OF FREEHOLD**

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

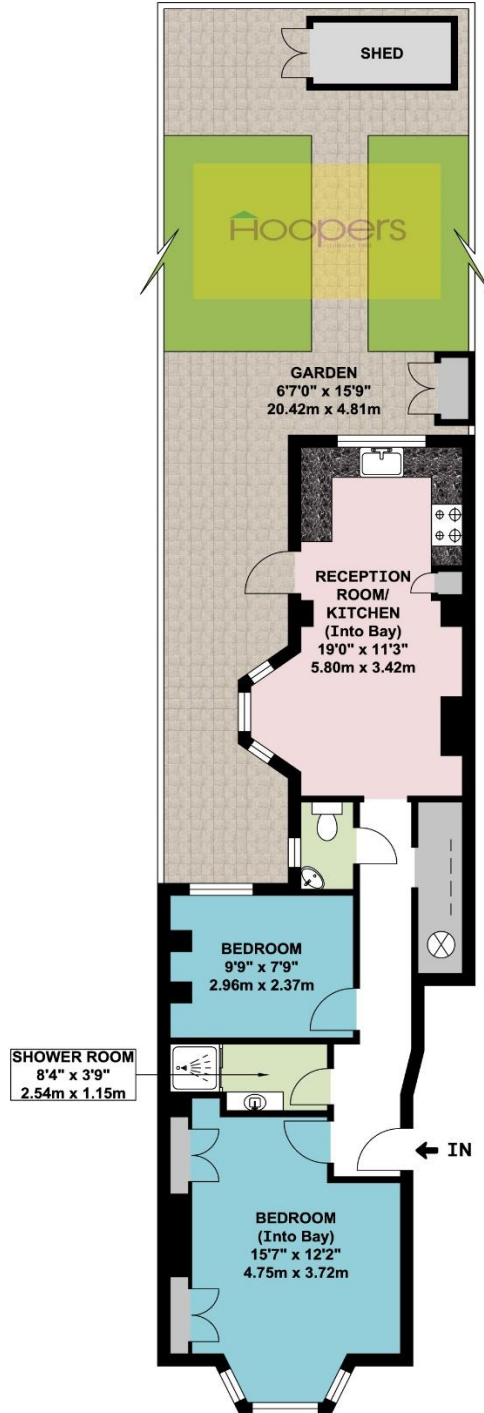
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**CHAPLIN ROAD, LONDON, NW2 5PP (CONTINUED)**



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**CHAPLIN ROAD  
LONDON NW2**



**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 582.32 SQ. FT / 54.10 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".