

ROUNDWOOD ROAD, WILLESDEN, LONDON, NW10 9TJ



EPC Rating: C

We have for sale a two bedroom ground floor garden flat converted from a two storey period terrace house and comprising of two bedrooms, lounge/open plan kitchen, bathroom/WC and conservatory.

The property is located within a few hundred yards of local shops and bus services at Church Road with the nearest stations being Dollis Hill or Neasden (Jubilee Line). The fabulous Roundwood Park is within a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Conservatory to the rear with additional storage space.
- Alarm System
- Sole use of rear garden
- Gross internal floor area of 757 sq ft (70 sq m) approximately

PRICE:£350,000.....LEASEHOLD

ROUNDWOOD ROAD, LONDON, NW10 9TJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (rear): 12'4" x 10'9" (3.8m x 3.3m). French doors to conservatory. Open plan with:

Kitchen: 10'9 x 7'6" (3.3m x 2.3m). Fitted with a range of wall cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Plumbing for dishwasher.

Conservatory: 17'5" x 13'2" (5.3m x 4.0m). Laminated flooring. Double glazed window to side wall. Storage space and doors to rear garden.

Bedroom 1 (front): 13'5" x 12'6" (4.1m x 3.8m). Double glazed window. Wood laminate flooring.

Bedroom 2 (rear): 11'0" x 10'9" (3.3m x 3.3m). Wood laminate flooring. Double glazed window.

Bathroom/WC: 5'6" x 5'0" (1.7m x 1.5m). Panelled bath with mixer tap and hand shower. Low level WC. Wash hand basin. Fully tiled walls and partly tiled floor. Heated towel rail.

External Features: Sole use of rear garden.

Lease: 189 years from 25 March 1985 thus having approximately 149 years remaining.

Service Charge: Nil.

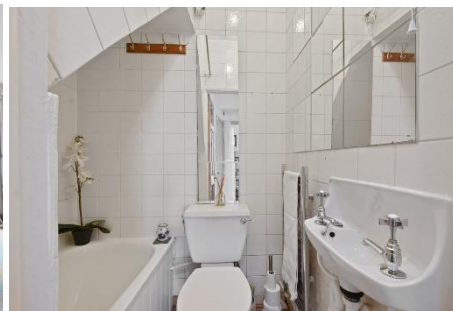
Ground Rent: Nil.

Council Tax: Band C.

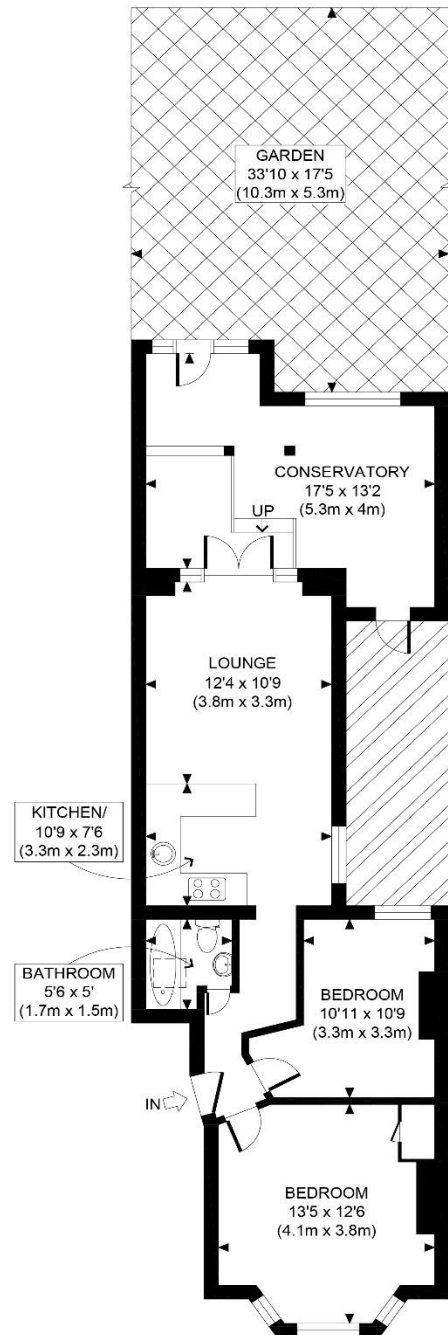
PRICE: £350,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.

ROUNDWOOD ROAD, LONDON, NW10 9TJ (CONTINUED)

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 757 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 757 SQ FT / 70 SQM

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

Roundwood Road

date 09/06/25

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