

## **ROUNDWOOD ROAD, LONDON, NW10 3UG**



EPC Rating: C

We are privileged to bring to the market this beautifully presented first floor flat, part of a purpose built block of four, located near the Longstone Avenue end of Roundwood Road. Just a few yards from the magnificent Roundwood Park, the property is also conveniently positioned between Willesden Junction and Dollis Hill Stations. Key benefits include:-

- Own rear garden
- Two good sized bedrooms
- Well appointed open plan lounge/ kitchen
- Gas central heating
- Double glazed windows
- Local schools are within a few hundred yards
- Local shops can be found within a few hundred yards at Park Parade or Church Road
- Westfield Shopping Centre is approximately 3½ miles radius
- Gross internal floor area of 668 sq ft (62 sq m) approximately

**PRICE: .....£425,000.....SHARE OF FREEHOLD**

**ROUNDWOOD ROAD, LONDON, NW10 9UJ (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Built-in cupboard with boiler.

**Lounge open plan with Kitchen:** 19'0 x 10'10" (5.8m x 3.3m). **Kitchen Area:** Having a range of built-in fitted wall cupboards and matching base cabinets with work surfaces above. Integrated appliances including ceramic hob with oven below and extractor hood above hob, dishwasher and fridge/freezer. Stainless steel sink unit with mixer tap. Downlights to ceiling. Double glazed windows. Wood flooring. Stairwell to rear garden.

**Bedroom 1 (middle):** 12'7" x 11'6" (3.8m x 3.5m). Built-in wardrobes. Double glazed window. Feature fireplace. Wood flooring.

**Bedroom 2 (front):** 12'8 x 12'2 (3.9m x 3.7m). Double glazed sash windows. Built-in shelving. Wood flooring.

**Bathroom/WC:** 9'0" x 7'7" (2.7m x 2.3m). Panelled bath with mixer tap and shower above bath. Low level WC. Vanity wash hand basin with mixer tap and cupboards and drawers below. Partly tiled walls. Heated towel rail. Wood flooring. Double glazed window. Cupboard with plumbing for washing machine.

**External features:** Own rear garden.

**Lease:** 999 years from 25 April 1994 thus having approximately 968 years remaining.

**Ground Rent:** Nil

**Service Charge:** Nil

**Council Tax:** Band C

**PRICE: £425,000 SHARE OF FREEHOLD**

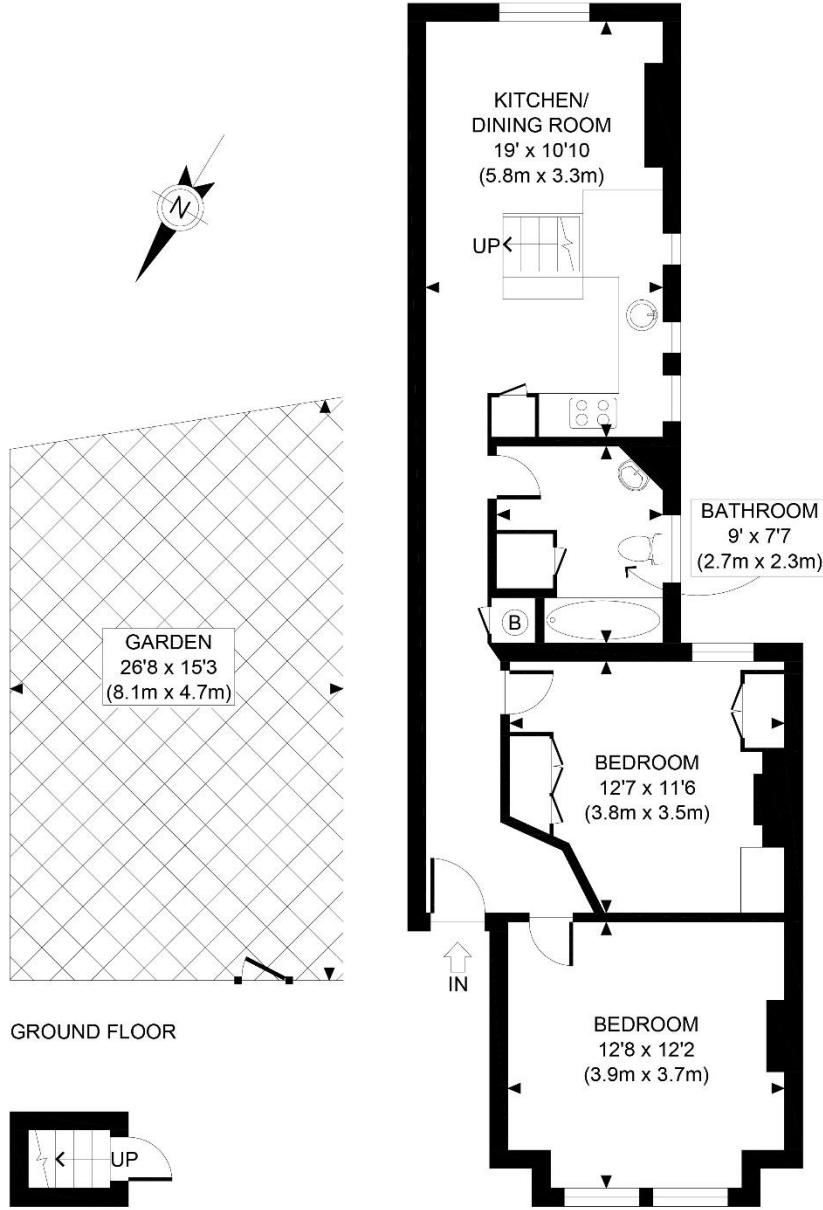
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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 9UJ (CONTINUED)**




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GROUND FLOOR

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 10 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 658 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA 668 SQ FT / 62 SQM</b></p> <p>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</p>	<p>Roundwood Road</p>
	<p>date 19/02/25</p> <p><b>photoplan</b> </p>