

## **PARK AVENUE, WILLESDEN GREEN, NW2**



EPC Rating: D

We are privileged to be able to bring to the market for sale this magnificent THREE bedroom garden flat which has to be viewed to appreciate what has been done to this property. This flat has undergone extensive refurbishment in the last year and offers exceptional accommodation for a discerning buyer.

The property is situated in the heart of Willesden Green within a few hundred yards of the many vibrant restaurants, shops and bus services at Walm Lane with Willesden Green (zone 2 Jubilee Line) Station being within quarter of a mile radius approximately.

The property comprises the entire ground floor of a large three floor semi-detached period house. Benefits include:-

- Gas central heating
- Double glazed windows
- Three bedrooms
- Two bathrooms (one ensuite) with underfloor heating
- Spacious lounge with French doors to shared rear garden
- Side pedestrian access
- Off street parking to front of property on a first come first served basis
- Share of freehold
- Beautifully appointed fitted kitchen with integrated appliances
- Gross internal floor area of 883 sq ft (82 sq m) approximately

**PRICE: .....£725,000.....SHARE OF FREEHOLD**

**PARK AVENUE, WILLESDEN GREEN, NW2 (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Communal Entrance Hall:** Mosaic tiled flooring.

**Inner Hall:** Built-in cupboard.

**Lounge:** 20'8" x 12'5" (6.31m x 3.78m). Feature fireplace. Understairs storage cupboard. Wood flooring. Double glazed French doors to rear garden. Downlights to ceiling. Door to:-

**Kitchen:** 10'5" x 9'3" (3.17m x 2.81m). Wood flooring. Fitted with a range of wall mounted cabinets and matching base cabinets with quartz worktops above and tiled surrounds. Built-in gas hob with extractor hood above hob and split level double oven. Wall mounted gas boiler. Downlights to ceiling. Double glazed door to rear garden. Sink unit.

**Bedroom 1 (rear):** 14'1" x 11'0" (4.30m x 3.34m). Wood flooring. Downlights to ceiling. Double glazed window. Door to:

**Ensuite Shower Room/WC:** Double width shower cubicle. Low level WC. Vanity wash hand basin with mixer tap. Double glazed window. Downlights to ceiling. Heated towel rail. Fully ceramic tiled flooring and walls. Underfloor heating.

**Bedroom 2 (front):** 16'3" x 10'10" (4.95m x 3.30m). Wood flooring. Downlights to ceiling. Double glazed bay window.

**Bedroom 3 (middle):** 10'11" x 6'9" (3.34m x 2.07m). Wood flooring. Double glazed window.

**Family Bathroom/WC:** Panelled bath with mixer tap and rain shower above bath. Fully tiled walls and flooring. Vanity double width wash hand basin with mixer tap and Bluetooth mirror above. Heated towel rail. Low level WC. Underfloor heating.

**External features:** Shared rear garden. Side pedestrian access.

**Lease:** 150 years from 25<sup>th</sup> of December 1999, thus having approximately 125 years remaining.

**Ground Rent & Service Charge:** Nil

**PRICE: £725,000 SHARE OF FREEHOLD**

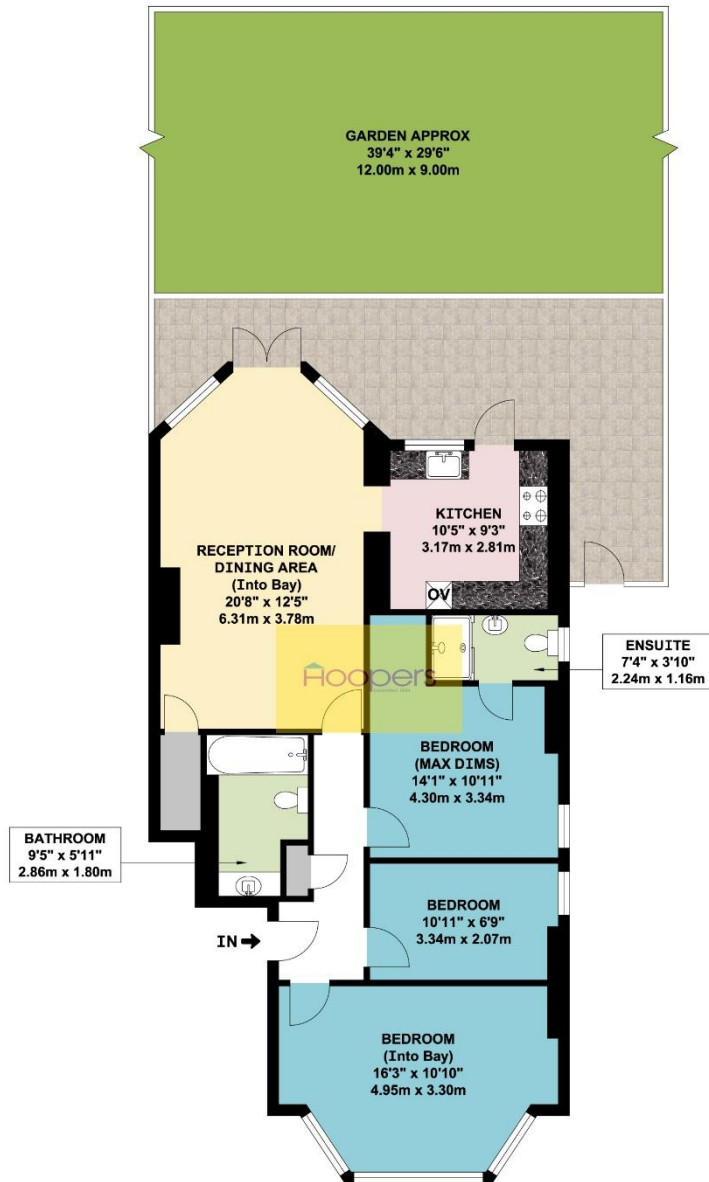
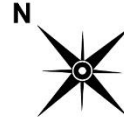
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**PARK AVENUE, WILLESDEN GREEN, NW2 (CONTINUED)**





**PARK AVENUE, WILLESDEN GREEN, NW2 (CONTINUED)****PARK AVENUE  
LONDON NW2****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 883.00 SQ. FT / 82.00 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".