

**HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA**



EPC Rating: E

We are pleased to bring to the market this unmodernised semi-detached three bedroom family house which offers great scope for improvement and is effectively a blank canvass.

Helena Road is a prestigious sought after street off Park Avenue North on the borders of Willesden Green and Dollis Hill and the property is located within a few yards of the lovely 80 acres of Gladstone Park with Dollis Hill underground Station being within a few hundred yards and with Willesden Green (Zone 2 Jubilee line) Tube Station being within ten to fifteen minute walk realistically.

- Gas central heating
- Chain free sale
- Guest WC
- Garage to side of property (approached via its own drive-in)
- Gross internal floor area of 1,148 sq ft (107 sq m) approximately

**PRICE: .....£950,000.....FREEHOLD**

**HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:****Guest Cloakroom:**

**Lounge (front):** 18'4" x 12'8" (5.58m x 3.86m). Bay window.

**Dining Room (rear):** 13'3" x 10'6" (4.05m x 3.20m).

**Breakfast Room:** 9'5" x 8'0" (2.88m x 2.43m). Door to garden.

**Kitchen:** 8'4" x 7'10" (2.55m x 2.40m). **NB:** The kitchen and breakfast room could be incorporated into one large kitchen/diner.

**First Floor:**

**Bedroom 1 (front):** 18'4" x 12'8" (5.59m x 3.87m).

**Bedroom 2 (rear):** 13'3" x 10'10" (4.04m x 3.30m).

**Bedroom 3 (rear):** 8'8" x 7'8" (2.63m x 2.34m).

**Bathroom:** 6'0" x 5'9" (1.80m x 1.75m). Panelled bath and wash hand basin.

**Separate WC:** Low level WC. Airing cupboard.

**External features:** Garage to side of property approached via its own drive-in for additional parking. Front and rear gardens, the rear garden measuring some 53' in length.

**PRICE:** **£950,000** **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.

**HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA (CONTINUED)**





**HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA (CONTINUED)****HELENA ROAD  
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1147.54 SQ. FT / 106.61 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1268.95 SQ. FT / 117.89 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".