

FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NN



EPC Rating: C

We are delighted to be able to offer for sale this completely newly renovated extended spacious 5/6 bedroom semi-detached house which is situated towards the Park Avenue North end of Fleetwood Road and benefits the following:

- 4 Bathrooms
- Double glazed windows
- Large family kitchen/diner
- Extended rear reception room
- Off street parking for 2 vehicles
- Ready to move into condition
- Accommodation spans some 2,255 sq ft (210 sq m) approximately
- The property is located within a half a mile maximum radius of Willesden Green with its multiple shopping facilities and vibrant restaurants and bars, together with Willesden Green (Zone 2) Jubilee Line tube station
- The magnificent 80 acres of Gladstone Park are within a few hundred yards of the property.

PRICE:Offers in the region of £1,485,000.....FREEHOLD

FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring. Two understairs cupboards.

Reception Room 1 (front): 18'0" x 12'4" (5.47m x 3.77m). Double glazed bay window. Wood laminate flooring.

Reception Room 2/Bedroom 6 (front) (garage conversion): 14'0" x 6'2" (4.26m x 1.88m). Wood laminate flooring. Double glazed window.

Utility Room: 10'3" x 6'2" (3.13m x 1.87m). Fitted wall and base cupboards. Plumbing or washing machine. Stainless steel sink unit with mixer tap. Marble work surfaces and surrounds. Wood flooring.

Shower Room/WC: 8'7" x 4'10" (2.61m x 1.47m). Marble tiled flooring and walls. Shower cubicle, vanity wash hand basin and low level WC.

Large Kitchen/Diner/Living Area (rear): 25'4" x 21'3" (7.72m x 6.47m). ***Kitchen Area:*** Fitted wall and base cabinets. Plumbing for dishwasher. Stainless steel sink unit with mixer tap. Double glazed doors to rear with sliding patio doors to garden.

Bathroom/WC: 6'8" x 6'7" (2.03m x 2.01m). Panelled bath with mixer taps. Low level WC. Pedestal wash hand basin. Ceramic tiling to floor and walls.

First Floor:

Principle Bedroom 1 (rear): 15'0" x 11'3" (4.58m x 3.43m). Two double glazed windows. Wood flooring. Door to:

Dressing Area: 12'9" x 6'1" (3.88m x 1.86m). Walk-in wardrobe. Double glazed window. Wood flooring. Door to:

Ensuite Shower Room/WC: 6'7" x 3'5" (2.01m x 1.05m). Shower cubicle, low level WC and vanity wash hand basin. Fully tiled walls and flooring.

Bedroom 2 (front): 18'10" x 14'8" (5.75m x 4.48m). Double glazed bay window. Wood flooring.

Bedroom 3 (rear): 10'8" x 10'7" (3.26m x 3.22m). Double glazed window. Wood flooring.

Bathroom/WC: 7'0" x 5'6" (2.11m x 1.68m). Panelled bath, wash hand basin and low level WC.

Office/Large storage area (front): 12'10" x 6'9" (3.92m x 2.07m). Velux window.

Second Floor (loft conversion):

Bedroom 4 (rear): 12'0" x 10'4" (3.63m x 3.15m). Double glazed window. Wood flooring.

Bedroom 5 (front): 12'10" x 6'9" (3.92m x 2.07m). Under eaves storage area.

Shower Room/WC: 9'9" x 7'9" (2.96m x 2.36m). Shower cubicle. Low level WC. Vanity wash hand basin. Fully marble tiled flooring and walls. Built-in toothbrush charger.

External Features: Off street parking for 2 vehicles to the front garden. Rear garden having a patio and lawn area.

Council Tax: Band E.

PRICE: **Offers in the region of £1,485,000** **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.

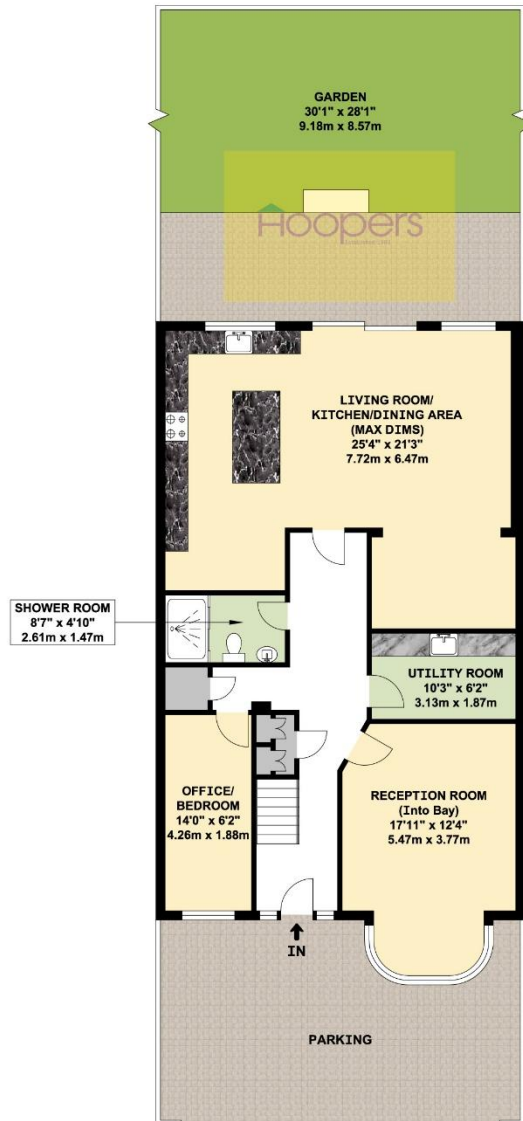
FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NN (CONTINUED)

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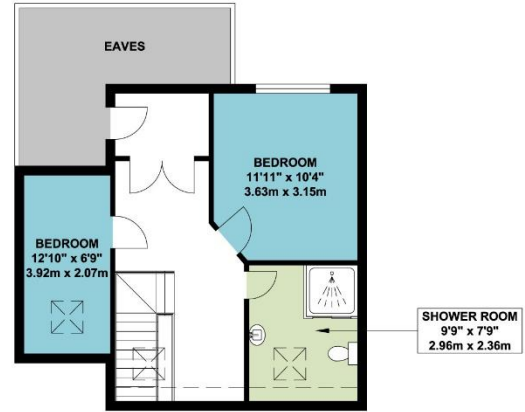
**FLEETWOOD ROAD
LONDON NW10**



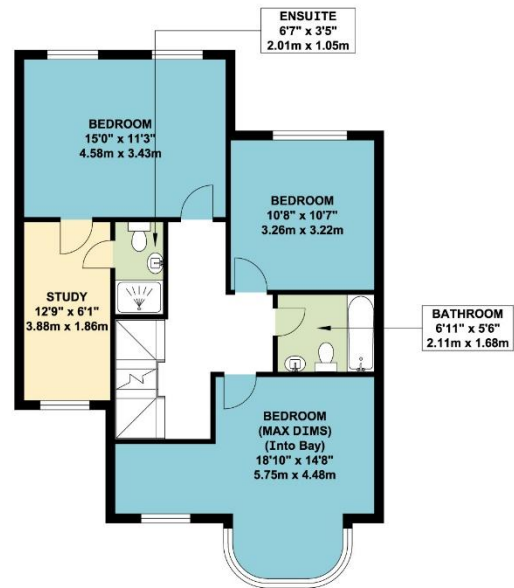
--- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2255.14 SQ. FT / 209.51 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".