

## **CHANTRY CRESCENT, WILLESDEN, NW10 2DP**



EPC Rating: C

We are delighted to bring to the market this three storey Town House constructed circa 2000 and conveniently located behind Willesden Magistrates Court and therefore within a few hundred yards of local shopping and bus services at Willesden High Road. Benefits include:-

- Gas central heating
- Double glazed windows
- The property is located for easy access to Dollis Hill or Neasden Stations (Jubilee Line)
- 3/4 bedrooms
- Ground floor cloakroom
- The property has a lovely outlook from the front elevation over greenery with children's playground
- Gross internal floor area of 1,023 sq ft (95 sq m) approximately

**PRICE: ..... £699,950 .....FREEHOLD**

**CHANTRY CRESCENT, WILLESSEN, LONDON, NW10 2DP (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:**

**Guest Cloakroom:** Low level WC and wash hand basin.

**Room (ideal as a ground floor bedroom or study):** 9'8" x 8'0" (2.95m x 2.61m). Double glazed window overlooking Chantry Crescent.

**Kitchen:** 14'0" x 8'8" (4.25m x 2.63m).

**First Floor:**

**Lounge:** 14'0" x 13'0" (4.27m x 3.93m). Front aspect double glazed window overlooking Chantry Crescent.

**Bedroom 1 (rear):** 14'3" x 9'0" (4.35m x 2.75m). Double glazed window.

**Second Floor:**

**Bedroom 2 (front):** 17'3" x 6'9" (5.26m x 2.05m). Double glazed window.

**Bedroom 3 (front):** 14'0" x 7'0" (4.25m x 2.11m). Double glazed window.

**Bathroom/WC:** 9'0" x 7'1" (2.71m x 2.17m). Panelled bath. Low level WC. Wash hand basin.

**External Features:** Front and rear gardens.

**Council Tax:** Band E.

**PRICE: £699,950 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.

**CHANTRY CRESENT, WILLESDEN, LONDON, NW10 2DP (CONTINUED)**

**CHANTRY CRESCENT, WILLESDEN, LONDON, NW10 2DP (CONTINUED)****CHANTRY CRESCENT  
LONDON NW10**

APPROX. GROSS INTERNAL FLOOR AREA 1049.37 SQ. FT / 97.49 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1179.07 SQ. FT / 109.54 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".