

HARLESDEN ROAD, WILLESDEN, NW10 2BE



EPC Rating: D

We are delighted to bring to the market this bright and airy first floor two bedroom apartment converted from a centre terrace Victorian built house situated in this popular residential road almost opposite the entrance to Kings Road and benefitting the following:-

- Gas central heating
- Double glazed sash windows
- Spacious lounge open plan with kitchen
- Share of freehold
- Chain free sale
- Lease of 900+ years
- Gross internal floor area of 575 sq ft (53 sq m) approximately
- The nearest station is Willesden Green (zone 2 Jubilee Line). Kensal Rise and overground trains are also close by with great pubs, cafes and Lexi Cinema
- Loft space is demised to the flat
- Local bus services are within a few yards at Pound Lane and Willesden High Road
- This property is situated within half a mile maximum radius of Roundwood Park recreational facilities and is within a few hundred yards of Willesden Sports Centre and Willesden Library.
- Willesden High Road multiple shopping and transport facilities are within a few minutes walk

PRICE: £399,950.....SHARE OF FREEHOLD

HARLESDEN ROAD, LONDON, NW10 2BE (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:**First Floor:**

Landing: Hatch to loft space (not inspected). Two built-in cupboards, one housing gas boiler.

Lounge (front): 15'3" x 15'1" (4.65m x 4.61m). Double glazed sash windows. Laminate flooring. Ceiling cornice. Glazed doors to:

Kitchen: 9'10" x 4'9" (3.00m x 1.44m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with extractor hood above hob and oven below. Integrated dishwasher and washing machine. Single drainer sink unit with mixer tap. Downlights to ceiling. Fridge/freezer.

Bedroom 1 (rear): 11'0" x 10'8" (3.32m x 3.26m). Double glazed sash window.

Bedroom 2 (middle): 9'10" x 6'5" (3.00m x 1.95m). Double glazed sash window.

Bathroom/WC: 6'0" x 5'5" (1.83m x 1.64m). Three piece suite of panelled bath with mixer tap and shower above and folding shower screen. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Fully tiled walls. Downlights to ceiling.

Lease: 999 years from 25 March 2009 thus having 983 years remaining approximately.

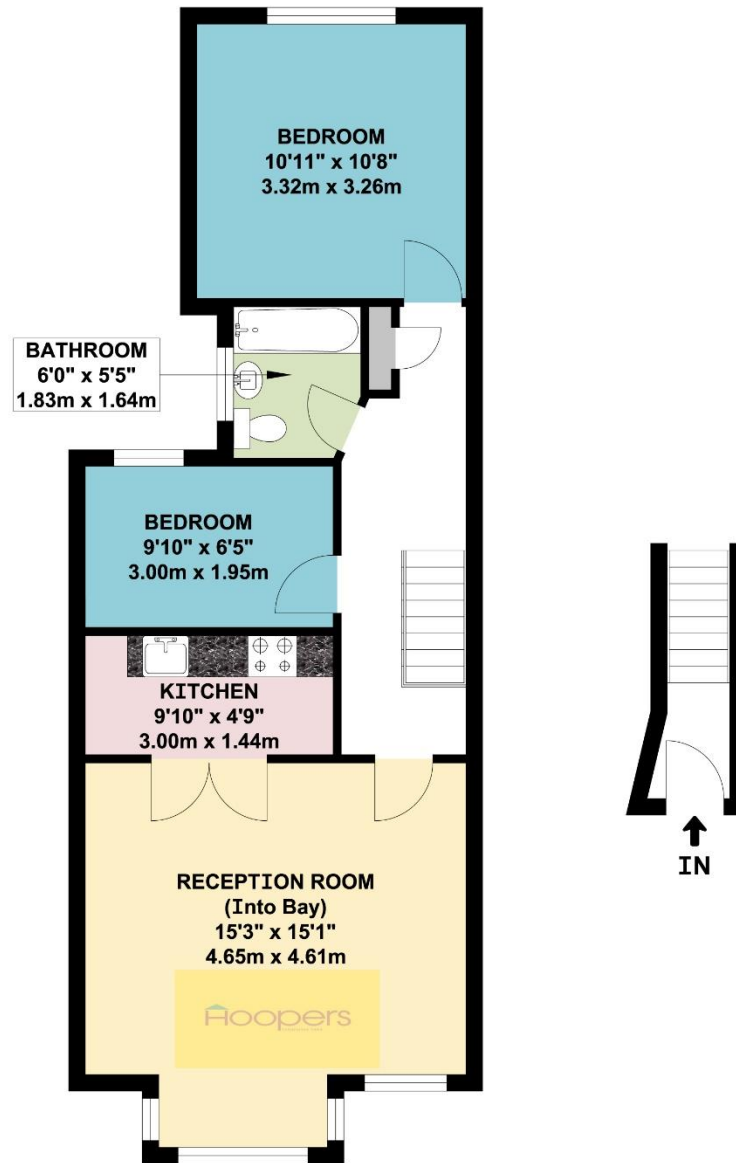
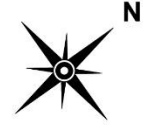
Council Tax: Band C.

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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.

HARLESDEN ROAD, LONDON, NW10 2BE (CONTINUED)

HARLESDEN ROAD, LONDON, NW10 2BE (CONTINUED)**HARLESDEN ROAD
LONDON NW10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 575.22 SQ. FT / 53.44 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".