

## **REDFERN ROAD, HARLESDEN, LONDON, NW10 9LA**



EPC Rating: D

We are privileged to be able to offer for sale this magnificent split level duplex first/second floor flat converted from a two storey house offering exceptional ready to move into accommodation for a first time buyer. The whole property has been refurbished to a high standard in the last few years including a loft conversion providing two additional bedrooms and ensuite shower room.

This property is situated in a residential cul-de-sac off Glynfield Road in the centre of Harlesden and the property is located within a few hundred yards of multiple shopping and transport services at Craven Park with the nearest Station being Harlesden (Bakerloo line). Benefits include:-

- Three double bedrooms
- Gas Central Heating
- Double glazed windows
- Two bathrooms (one ensuite to bedroom 1)
- Large fitted kitchen
- Underfloor heating
- Spacious living room
- Ready to move into condition
- Gross internal floor area of 922 sq ft (86 sq m) approximately
- Lease of some 165 years
- Chain free sale

**PRICE:..... £495,000.....LEASEHOLD**

## **REDFERN ROAD, HARLESDEN, LONDON, NW10 9LA (Continued)**

The accommodation is arranged as follows:

### **First Floor:**

**Lounge (front):** 15'1" x 13'6" (4.60m x 4.11m). Feature fireplace. Double glazed bay window. Shelving and cupboards built into chimney breast recesses. Wood flooring. Ceiling cornice. Feature wall.

**Bedroom 2:** 12'10" x 9'9" (3.91m x 2.96m). Built-in wardrobes. Wood flooring. Double glazed window. Feature fireplace.

**Shower Room/WC:** 6'1" x 6'0" (1.85m x 1.83m). Fully tiled walls and flooring with underfloor heating. Wash hand basin with mixer tap and drawer below. Low level WC with concealed cistern. Shower cubicle.

**Kitchen:** 10'4" x 10'0" (3.15m x 3.06m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with marble work surfaces above. Built-in hob with oven below and extractor hood above hob. Integrated dishwasher, microwave, fridge and freezer. Downlights to ceiling. Tiled flooring with underfloor heating. Double glazed window.

### **Second Floor (loft conversion):**

**Bedroom 1:** 18'10" x 10'5" (5.73m x 3.17m). Velux windows to front roof slope. Dormer window to rear. Built-in wardrobes. Under eaves storage cupboards. Door to:

**Shower Room/ WC:** 9'6" x 4'2" (2.90m x 1.26m). Shower cubicle. Wash hand basin with mixer tap with drawer below. Low level WC with concealed cistern. Heated towel rail. Double glazed Velux window. Tiled flooring.

**Bedroom 3:** 12'5" x 8'6" (3.78m x 2.58m). Wood flooring. Built-in wardrobes. Downlights to ceiling. Double glazed window.

**Lease:** 210 years from 25 March 1981 thus having approximately 165 years remaining.

**Service Charge:** £100 per annum.

**Ground Rent:** Nil

**Council Tax:** Band B.

<b><u>PRICE:</u></b>	<b><u>£495,000</u></b>	<b><u>LEASEHOLD</u></b>
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### **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.

**REDFERN ROAD, HARLESDEN, LONDON, NW10 9LA (Continued)**

## REDFERN ROAD, HARLESDEN, LONDON, NW10 9LA (Continued)

REDFERN ROAD  
LONDON NW10



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

### FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 922.03 SQ. FT / 85.66 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".