

WALM LANE, WILLESDEN, LONDON, NW2 4QG



EPC Rating: E

Presenting for sale a first floor split level two double bedroom flat carved from a halls adjoining terraced house and situated within a few hundred yards of Willesden Green multiple shops, bars and restaurants. Bus services and Willesden Green zone 2 Jubilee Line Tube Station are within a few hundred yards. The property is ideal for both first time buyers and investors due to its superb location and space on offer.

- Split level first floor flat
- Two double bedrooms
- Double glazing
- Gross internal floor area of 780 sq ft (73 sq m) approximately
- Gas central heating
- Close to Willesden Green multiple shopping and transport services.
- Viewing highly recommended

PRICE:Offers in the region of £600,000.....SHARE OF FREEHOLD

WALM LANE, WILLESDEN, LONDON, NW2 4QG (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Upper Level: Access to loft (not inspected).

Lounge/Kitchen: 16'8" x 15'5" (5.09m x 4.70m). Double glazed bay window to front. Archway to Kitchen area.

Kitchen: 8'5" x 7'3" (2.56m x 2.21m). Double glazed front aspect window. Single drainer one and half bowl sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas cooker point with extractor hood above. Plumbing for washing machine. Wall mounted combination heating and hot water boiler. Part tiled walls. Wood laminate flooring.

Bedroom 2 (middle): 15'1" x 11'0" (4.61m x 3.34m). Double glazed rear aspect window.

Lower Level: Side aspect window.

Bedroom 1 (rear): 13'7" x 12'2" (4.15m x 3.72m). Double glazed bay window to rear.

Bathroom/WC: 6'8" x 5'4" (2.03m x 1.62m). Frosted double glazed side aspect window. Panel bath with mixer tap and shower attachment with shower screen. Low level WC. Vanity wash hand basin with cupboards below. Fully tiled walls and tiled flooring. Bathroom cabinet. Heated towel rail.

Lease: 25 March 1984 to 25 March 2173 thus having approximately 149 years remaining.

Ground Rent:**Service Charge:**

Council Tax: Band C.

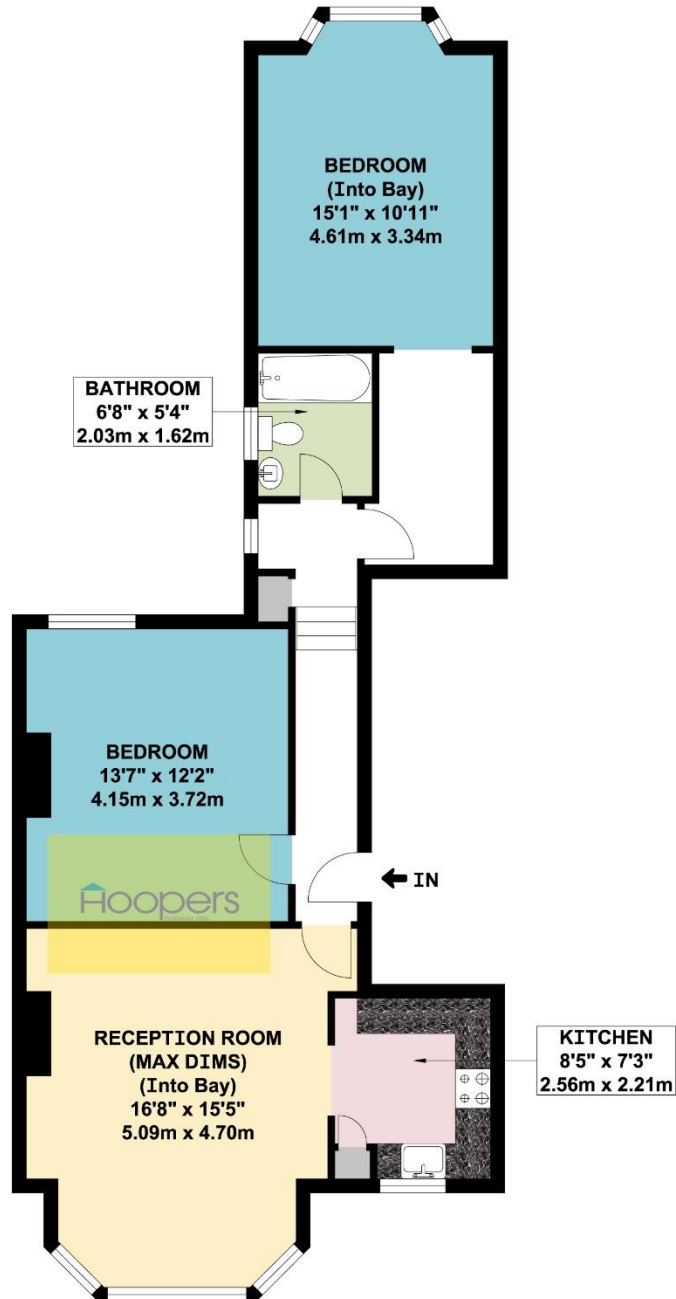
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

WALM LANE, WILLESDEN, LONDON, NW2 4QG (CONTINUED)



WALM LANE, WILLESDEN, LONDON, NW2 4QG (CONTINUED)**WALM LANE
LONDON NW2****FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 780.49 SQ. FT / 72.51 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".