

CHAPTER ROAD, WILLESDEN, LONDON, NW2 5NH



EPC Rating: D

We are delighted to be able to offer for sale this mid terrace Victorian built house and offered for sale in ready to move into condition and located within a few yards of Dollis Hill (Jubilee Line) Tube Station.

Benefits include:-

- Gas central heating
- Double glazed windows
- Three good sized bedrooms
- Two bathrooms
- Good sized Kitchen
- South facing rear garden
- Chain free sale
- Local shops can be found within a few yards at Willesden High Road
- Gross internal floor area of 1,005 sq ft (93 sq m (approximately))

PRICE:£699,950.....FREEHOLD

CHAPTER ROAD, WILLESDEN, LONDON, NW2 5NH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 13'7" x 11'6" (4.15m x 3.51m). Double glazed bay window. Wood flooring.

Reception Room (middle): 10'0" x 9'2" (3.04m x 2.80m). Double glazed window.

Shower Room/WC: Walk-in shower cubicle with rain shower above. Low level WC. Wash hand basin. Tiled flooring. Downlights to ceiling.

Kitchen: 10'3" x 10'0" (3.13m x 3.05m). Ceramic tiled flooring. Recess storage area. Double glazed door to garden. Single drainer sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Cupboard with gas boiler. A range of built-in white high gloss finish wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Downlights to ceiling.

First Floor:

Bedroom 1 (front): 15'2" x 13'7" (4.62m x 4.13m). Double glazed bay window. Wood laminate flooring.

Bedroom 2 (middle): 10'0" x 9'7" (3.04m x 2.93m). Wood laminate flooring. Double glazed window.

Bedroom 3 (rear): 10'4" x 10'3" (3.15m x 3.13m). Double glazed window.

Bathroom/WC: 6'2" x 6'0" (1.89m x 1.81m). Panelled bath with mixer tap and hand shower. Low level WC. Vanity wash hand basin with cupboards below. Part tiled walls.

Landing: Hatch to loft space (not inspected). Built-in cupboard.

External features: South facing concreted rear garden.

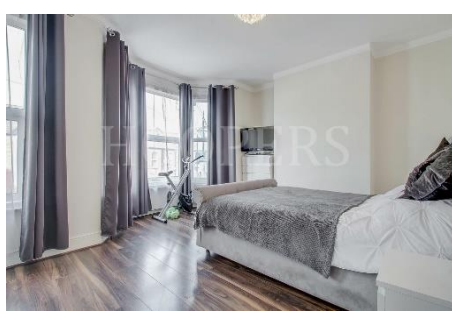
Council Tax: Band D.

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.

CHAPTER ROAD, WILLESDEN, LONDON, NW2 5NH (CONTINUED)



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**CHAPTER ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1004.59 SQ. FT / 93.33 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".