

## **CHAPTER ROAD, WILLESDEN GREEN, NW2 5LS**



EPC Rating: D

We are delighted to be able to bring to the market this ground floor garden flat which is situated towards the Willesden Green end of Chapter Road on the non-railway side of the street and therefore within a quarter mile approximately of Willesden Green multiple restaurants and bus services together with Willesden Green (zone 2 Jubilee Line) Station.

The property has many benefits some of which are as follow:-

- Gas central heating
- Double glazed windows
- Sole use of rear garden having a southerly aspect
- Lease in excess of 100 years
- Gross internal floor area of 667 sq ft (62 sq m) approximately

**PRICE: ..... £475,000.....LEASEHOLD**

**CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5LS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard. Double glazed door to garden.

**Lounge (front):** 15'7" x 13'0" (4.75m x 3.94m). Wood flooring. Double glazed bay window.

**Bedroom 1 (middle):** 12'0" x 9'9" (3.65m x 2.98m). Built-in wardrobes. Double glazed window. Wood flooring.

**Bedroom 2 (rear):** 11'3" x 9'0" (3.42m x 2.73m). Double glazed window.

**Kitchen:** 8'6" x 7'6" (2.60m x 2.28m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets. Single drainer sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Integrated fridge/freezer and washer/dryer.

**Bathroom/WC:** 7'7" x 4'10" (2.30m x 1.47m). Panelled bath with mixer tap and rain shower above. Vanity wash hand basin with cupboard below. Low level WC. Tiling to floor and walls. Heated towel rail. Downlights to ceiling.

**External Features:** Sole use of paved rear garden having a southerly aspect with shrub borders.

**Lease:** 125 years from 23 April 2003 thus having approximately 103 years remaining.

**Ground Rent:** £250 p.a.

**Service Charge:** £1,000 p.a. on average.

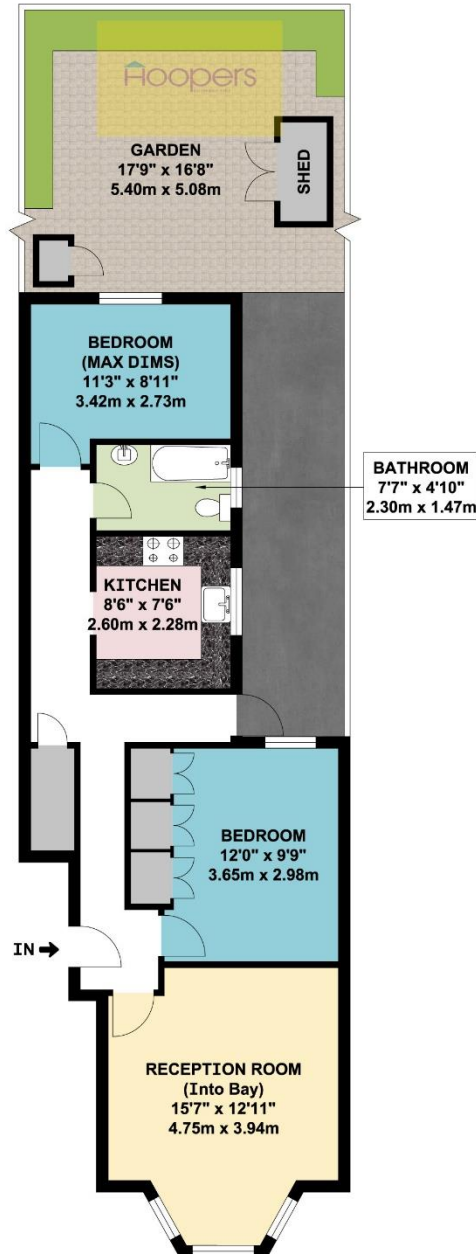
**Council Tax:** Band C

<b><u>PRICE:</u></b>	<b><u>£475,000</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.

**CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5LS (CONTINUED)**

**CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5LS (CONTINUED)****CHAPTER ROAD  
LONDON NW2****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 667.36 SQ. FT / 62.00 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".