

## **KINGS ROAD, WILLESDEN, LONDON, NW10 2BL**



EPC Rating: D

We are delighted to be able to offer for sale this fabulous extended ground floor garden flat forming part of an end terrace period house and offering spacious ready to move into accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Spacious lounge open plan with kitchen
- Modern bathroom
- Sole use of rear garden
- Desirable residential location
- Gross internal floor area of 772 sq ft (72 sq m) approximately
- The property is located within a few hundred yards of Willesden High Road transport and shopping facilities with the nearest station being Willesden Green (Zone 2 Jubilee Line)

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

**KINGS ROAD, WILLESDEN, LONDON, NW10 2BL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge/Kitchen (rear):** 30'6" x 12'4" (9.30m x 3.77m). Wood flooring. Fitted with a range of wall mounted cabinets and matching base cabinets with worktops above. Integrated fridge/freezer, washing machine and dishwasher. Downlights to ceiling. Roof window. Built-in gas hob with extractor hood above and oven below. Bi-folding doors to rear garden. Double glazed window to side wall.

**Bedroom 1 (front):** 13'7" x 12'0" (4.15m x 3.66m). Built-in wardrobes. Ceiling cornice. Double glazed bay window.

**Bedroom 2 (middle):** 10'7" x 9'9" (3.23m x 2.96m). Built-in wardrobes. Double glazed window.

**Bathroom/WC:** 7'0" x 6'2" (2.11m x 1.89m). Tiled flooring with underfloor heating. Panelled bath with shower above and shower screen. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Downlights to ceiling.

**External Features:** Own rear garden measuring some 53' in length.

**Lease:** 106 years from 6 November 2006 thus having approximately 86 years remaining.

**Council Tax:** Band C.

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

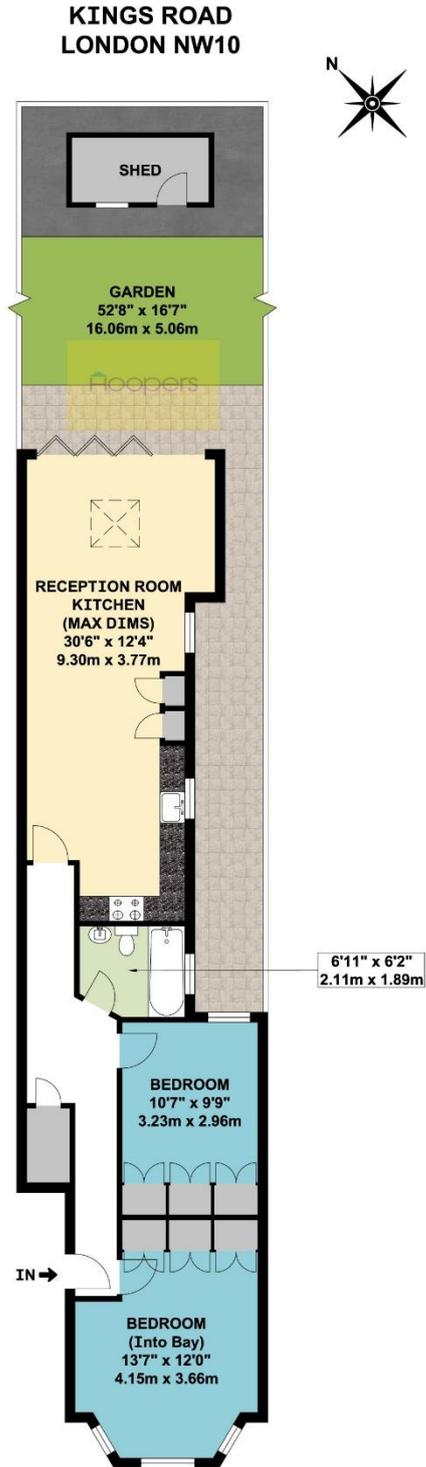
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**KINGS ROAD, WILLESDEN, LONDON, NW10 2BL (CONTINUED)**



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**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 771.66 SQ. FT / 71.69 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".