

## **SPRINGWELL AVENUE, LONDON, NW10 4HP**



EPC Rating: D

We bring to the market for sale this spacious first floor flat converted from a semi-detached period house and situated in this sought after residential street just off Park Parade on the borders of Harlesden and Kensal Green. The property benefits:-

- Three bedrooms
- Desirable residential location
- Gas central heating
- Double glazed windows
- Lease over 100 years
- Gross internal floor area of 719 sq ft (67 sq m) approximately
- Local shops and bus services are within a few yards at Park Parade with the nearest Station being Willesden junction (Bakerloo Line)

**PRICE: £425,000.....LEASEHOLD**

## SPRINGWELL AVENUE, LONDON, NW10 4HP (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

### First Floor:

#### Landing:

**Lounge:** 16'6" x 12'2" (5.04m x 3.71m). Double glazed bay window.

**Kitchen:** 10'1" x 6'0" (3.07m x 1.80m). Built-in matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above hob and oven below. Sink unit. Plumbing for washing machine. Double glazed window.

**Bedroom 1 (middle):** 14'1" x 9'5" (4.28m x 2.86m). Built-in cupboards. Double glazed window.

**Bedroom 2 (rear):** 11'2" x 11'1" (3.40m x 3.38m). Double glazed bay window.

**Bedroom 3 (middle):** 8'7" x 7'9" (2.62m x 2.36m). Double glazed window.

**Bathroom/WC:** 8'7" x 4'7" (2.61m x 1.40m). Three piece suite of panelled bath with mixer tap and shower attachment. low level WC. Pedestal wash hand basin. Partly tiled walls.

**Lease:** 125 years from 21 March 2016 thus having 116 years remaining approximately.

**Ground Rent:** £150.00 p.a.

**Service Charge:** Nil

**Council Tax:** Band C.

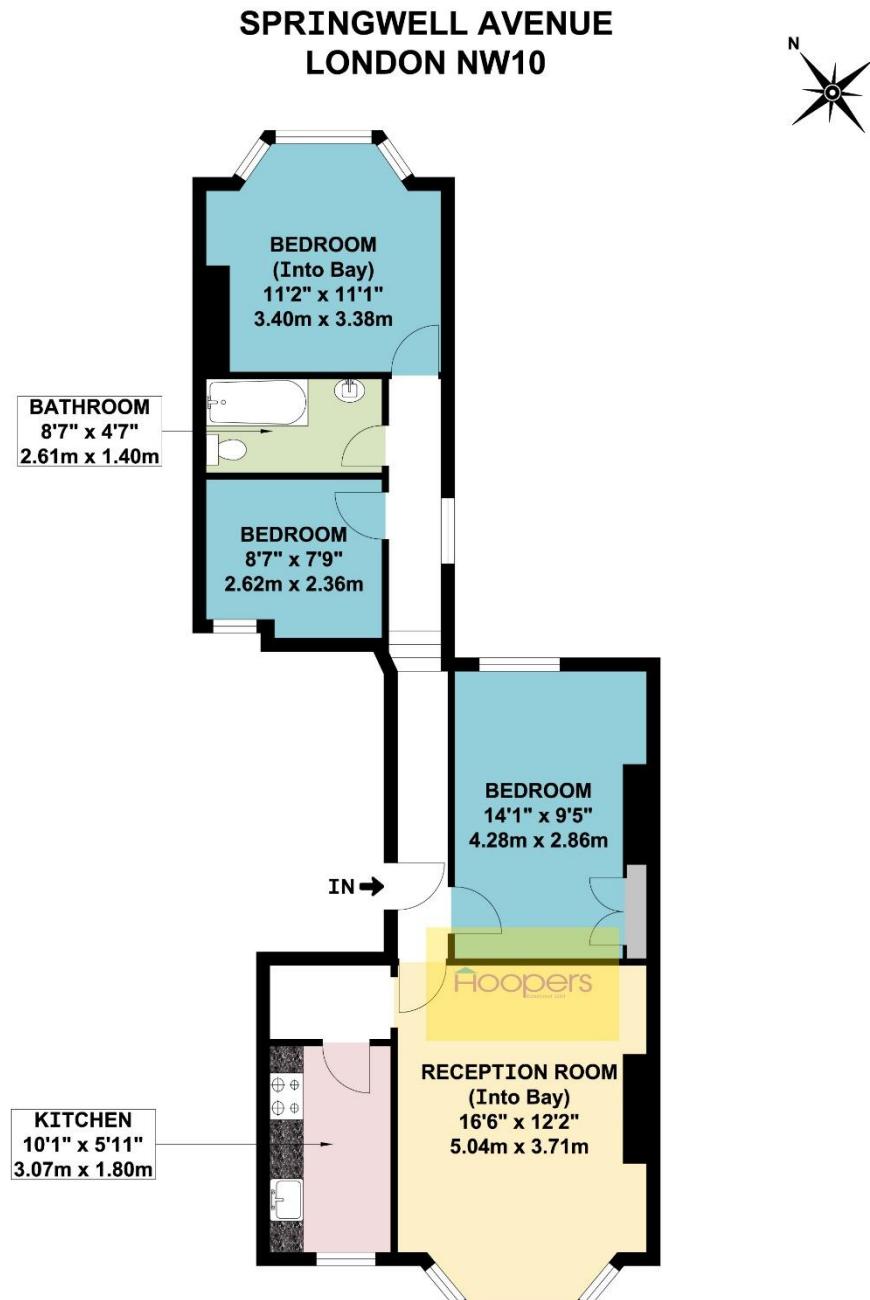
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#### VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

**SPRINGWELL AVENUE, LONDON, NW10 4HP (CONTINUED)**

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**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 718.81 SQ. FT / 66.78 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".