

## **HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA**



### **EPC Rating:**

We are privileged to bring to the market this exceptional detached 1930's built house in ready to move into condition and having been fully refurbished in the last few years at great expense ideally suited to a purchaser looking for a high end finish quality property.

The property is located in a sought after residential road parallel to Kendal Road on the ever popular Dollis Hill Estate and is therefore located within walking distance of Willesden Green (Jubilee Line zone 2) Tube Station and the many vibrant bars and restaurants and shopping services offered at Walm Lane.

Only an internal viewing of this property will allow a potential purchaser to appreciate the quality of the finish.

The accommodation benefits:-

- Gas central heating
- Double glazed windows
- Four bedrooms (currently converted into 3 bedrooms) with amazing principal suite
- German built fitted kitchen with integrated appliances
- Ground floor guest cloakroom
- Underfloor heating
- Spacious though lounge open plan with kitchen/diner
- Ground floor study/bedroom 5
- Off street parking to front for at least two vehicles
- Two bathrooms (one ensuite to large bedroom)
- Gross internal floor area of 1,758 sq ft (163 sq m) approximately

**PRICE: .....£1,600,000.....FREEHOLD**

## **HELENA ROAD, WILLESDEN GREEN, LONDON, NW10 1JA (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Tiled flooring. Built-in storage, drawers and shoe cupboard.

**Through Lounge:** 33'8" x 13'6" (10.25m x 4.12m). Double glazed bay window to front. Double glazed French doors from rear room to garden. Recessed pelmet lighting. Feature ornamental fire.

**Kitchen/Diner:** 16'8" x 13'7" (5.09m x 4.14m). A range of German built cabinets and integrated appliances including washing machine, dishwasher, fridge and freezer. Built-in hob with extractor hood above and split level oven with integrated microwave above. Sink unit with mixer tap. Ceramic tiled flooring with underfloor heating.

**Study/Bedroom 5:** 14'10" x 7'8" (4.53m x 2.14m). Double glazed window. Built-in cupboards and drawers.

**Guest Cloakroom:** With WC and wash hand basin. Fully tiled walls and flooring.

### **First Floor:**

**Principal Bedroom Suite (front):** (Formerly two large bedrooms). 27'9" x 18'6" (8.46m x 5.65m). Double glazed bay windows. Recessed pelmet lighting and downlights to ceiling. Extensive range of built-in wardrobes, drawer units, etc., to two walls.

**Bedroom 2 (rear):** 14'7" x 11'7" (4.45m x 3.54m). Built-in wardrobes. Downlights to ceiling with recessed pelmet lighting. Double glazed window.

**Bedroom 3 (rear):** 12'6" x 9'9" (3.82m x 2.96m). Two mirror fronted wardrobes. Downlights to ceiling. Double glazed window. Door to:-

**En-suite Shower Room/WC:** 9'9" x 2'6" (2.98m x 0.75m). Fully tiled walls and flooring. Shower cubicle. Low level WC with concealed cistern. Wash hand basin. Downlights to ceiling. Heated towel rail. Double glazed window.

**Large Family Bathroom/WC:** 11'0" x 7'0" (3.35m x 2.13m). Walk-in shower. Free standing bath and free standing mixer tap over bath. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap and drawers below. Fully tiled walls and flooring with underfloor heating. Double glazed window.

**External Features:** Off street parking to front garden for two vehicles. Rear garden some 80' in length having a raised decking area and steps to lawn. Side pedestrian access.

**Council Tax:** Band G.

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| <b><u>PRICE:</u></b> | <b><u>£1,600,000</u></b> | <b><u>FREEHOLD</u></b> |
|----------------------|--------------------------|------------------------|

**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.

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**APPROX. GROSS INTERNAL FLOOR AREA 1758.17 SQ. FT / 163.34 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".