

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA



EPC Rating: D

We are delighted to bring to the market this two bedroom ground floor flat offering ideal first time buyer accommodation or potentially a good buy-to-let investment.

Located at the junction of Sandringham Road and Chapter Road the property is equidistant between Dollis Hill and Willesden Green (zone 2 Jubilee Line) Stations and is situated within a few hundred yards of Willesden High Road multiple shopping and transport facilities with Walm Lane vibrant restaurants, wine bars and shops being within half a mile radius approximately. Benefits include:-

- Gas central heating
- Double glazed windows
- Own front door to street
- Two bedrooms
- Open plan 'L' shaped lounge/kitchen
- Own patio with storage area to rear of property (approached via its own entrance from Sandringham Road)
- Spacious basement (currently undeveloped)
- Gross internal floor area of 588 sq ft (55 sq m) approximately

PRICE: £375,000.....LEASEHOLD

CHAPTER ROAD, WILLESDEN GREEN, LONDON, NW2 5NA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Lounge: 15'0" x 9'2" (4.56m x 2.80m). Built-in cupboard. Open plan with:

Kitchen: 9'0" x 8'5" (2.73m x 2.56m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Sink unit. Plumbing for washing machine. Door to:

Patio: 27'5" x 3'10" (8.35m x 1.17m). With separate entrance to Sandringham Road.

Bedroom 1 (front): 12'9" x 10'5" (3.89m x 3.18m). Double glazed window.

Bedroom 2 (front): 13'0" x 8'4" (3.95m x 2.55m). Built-in cupboard. Double glazed window.

Bathroom/WC: 7'8" x 5'7" (2.34m x 1.70m). Panelled bath, wash hand basin and low level WC.

Basement: 27'0" x 19'3" (8.23m x 5.86m). Currently undeveloped but ideal for storage.

Lease: The property will be sold with a new 125 year lease.

PRICE: £375,000 LEASEHOLD

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

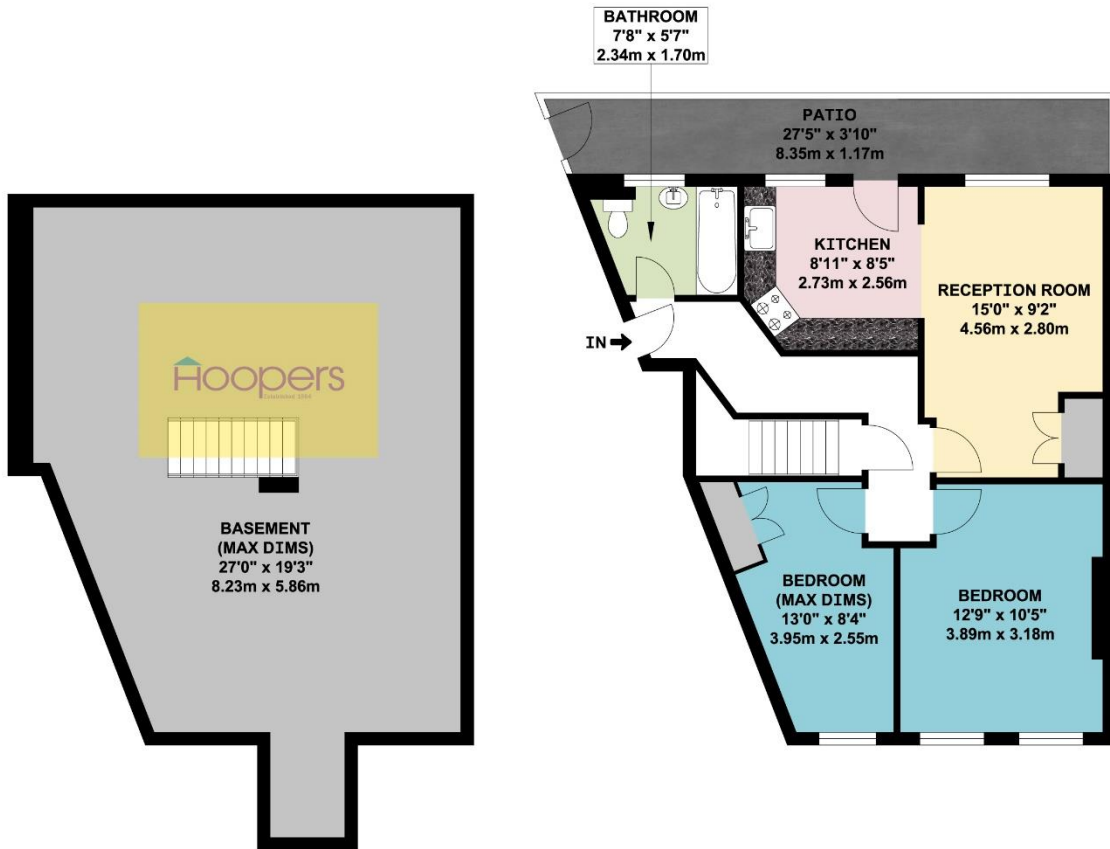
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 5NA (CONTINUED)



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**CHAPTER ROAD
LONDON NW2**



BASEMENT

GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 588.35 SQ. FT / 54.66 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".