

DRAYTON ROAD, HARLESDEN, LONDON, NW10 4DG



EPC Rating: D

We are excited to bring to the market this beautifully presented ground floor two bedroom garden flat which must be seen to be appreciated as the property is well presented and offers a first time buyer ready to move into accommodation.

The property is situated in this popular residential street off Longstone Avenue and is therefore situated within a few yards of the lovely open spaces of Roundwood Park with local shops being available at Park Parade. The nearest Stations are Willesden Junction (zone 2 Jubilee Line) or Harlesden (Bakerloo line) or Dollis Hill (Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Lovely fitted kitchen/diner
- Sole use of own rear garden
- A new lease of over 100 years will be granted on completion
- Conservatory lean-to extension
- Gross internal floor area (including conservatory) of 778 sq ft (72 sq m) approximately

PRICE:£450,000..... FREEHOLD

DRAYTON ROAD, HARLESDEN, LONDON, NW10 4DG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 14'10" x 13'0" (4.53m x 3.96m). Double glazed bay window. Feature fireplace. Wood flooring. Built-in shelving and cupboards to chimney breast recesses.

Bedroom 1 (middle): 12'0" x 10'3" (3.65m x 3.13m). Double glazed window. Wood flooring. Built-in wardrobes to two walls with illumination above.

Bedroom 2 (rear): 8'8" x 7'3" (2.63m x 2.20m). Double glazed window.

Shower Room/WC: 8'8" x 4'8" (2.63m x 1.41m). Shower cabinet. Low level WC. Vanity wash hand basin with mixer tap and drawers below. Tiling to floor and walls.

Kitchen/Diner: 15'9" x 12'0" (4.80m x 3.64m). 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 split level double oven. Plumbed for washing machine and dishwasher. Tiled flooring. Downlights to ceiling. Double glazed windows to rear with door to:

Conservatory: 12'4" x 6'8" (3.76m x 2.03m). Access to rear garden.

External Features: Rear garden some 37' in length with garden shed.

Lease: 99 years from 29 September 1968 thus having approximately 42 years remaining. A new lease in excess of 100 years will be available on completion of sale.

Ground Rent: TBA

Service Charge: TBA

Council Tax: Band C.

PRICE: £450,000 FREEHOLD

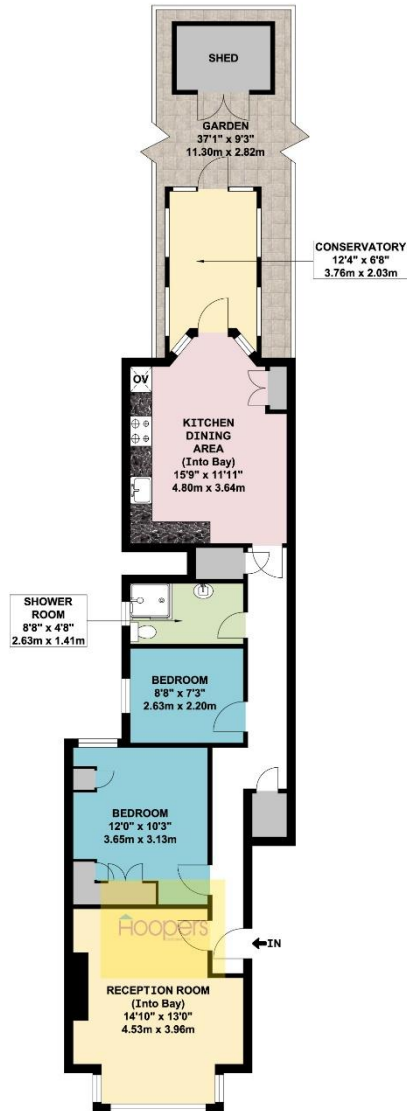
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

DRAYTON ROAD, HARLESDEN LONDON, NW10 4DG (CONTINUED)

DRAYTON ROAD, HARLESDEN, LONDON, NW10 4DG (CONTINUED)

**DRAYTON ROAD
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 705.57 SQ. FT / 65.55 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 778.01 SQ. FT / 72.28 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".