

## **CHAPTER ROAD, WILLESDEN, LONDON, NW2 5ND**



EPC Rating: D

A charming ground floor 2 bedroom garden flat located in this central position within a few yards of Dollis Hill (Jubilee Line) Tube Station. This property would be ideally suited to a first time buyer or possibly a buy-to-let purchaser and viewing is highly recommended to appreciate the size of the property and in particular the kitchen/diner. Benefits include:-

- Kitchen/Diner
- Gas central heating
- Double glazed windows
- Sole use of rear garden
- Two good sized bedrooms
- Chain free sale
- Gross internal floor area of 598 sq ft (56 sq m( approximately)
- Lease of approximately 151 years remaining
- Share of Freehold

**PRICE: .....Offers in the region of £450,000.....SHARE OF FREEHOLD**

**CHAPTER ROAD, WILLESDEN, LONDON, NW2 5ND (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Two understairs cupboards.

**Lounge (front):** 13'9" x 10'7" (4.2m x 3.3m). Wood flooring. Double glazed bay window with bench seat with storage below. Feature fireplace. Downlights to ceiling.

**Bedroom 1 (front):** 11'1" x 9'2" (3.4m x 2.8m). Wood flooring. Door to garden.

**Bedroom 2 (rear):** 9'10" x 8'0" (3.0m x 2.4m). French double glazed doors to rear garden. Wood flooring.

**Kitchen/Diner:** 14'0" x 10'6" (4.3m x 3.2m). Wood flooring. Built-in wall cupboards and matching base cabinets with work surfaces above. Plumbed for washing machine. Wall mounted gas boiler. Double glazed door to garden.

**Bathroom/WC:** 6'9" x 5'3" (2.1m x 1.6m). Low level WC. Vanity wash hand basin with mixer tap and drawers below. Panelled bath with shower above. Heated towel rail. Fully tiled walls and slate tiled flooring.

**External features:** Sole use of rear garden.

**Lease:** 170 years from 29 September 2004 thus having approximately 151 years remaining.

**PRICE: Offers in the region of £450,000 SHARE OF FREEHOLD**

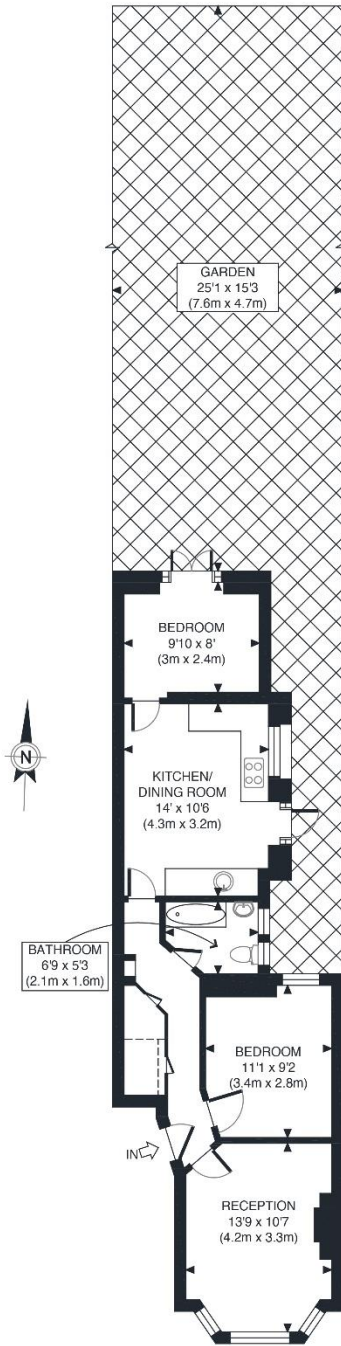
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CHAPTER ROAD, WILLESDEN, LONDON, NW2 5ND (CONTINUED)**



**CHAPTER ROAD, WILLESDEN, LONDON, NW2 5ND (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 598 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 598 SQ FT / 56 SQM	Chapter Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 11/07/23
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