

**HIGH ROAD, WILLESDEN, LONDON, NW10 2JN**



EPC Rating: C

An opportunity for a homeowner or buy-to-let investor to purchase this purpose built ground floor larger than average one bedroom period property which benefits from its own rear garden.

The property is situated in a central position almost opposite Colin Road and is therefore located within a few yards of Willesden bus garage with the nearest Station being Dollis Hill (Jubilee Line). Local shops are available within a few yards at Willesden High Road. Benefits include:-

- Own front door to street
- Own section of rear garden
- Spacious kitchen/diner
- Potential to convert the property to a two bedroom flat (subject to any necessary consents)
- Double glazed windows
- Gas central heating
- Share of freehold
- 996 years lease remaining
- Ideal first time buy
- Gross internal floor area of 542 sq ft (50 sq m) approximately

**PRICE: .....£349,950.....SHARE OF FREEHOLD**

**HIGH ROAD, WILLESDEN, LONDON, NW10 2JN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Two built-in cupboards.

**Lounge (front):** 14'2" x 10'5" (4.33m x 3.17m). Double glazed bay window.

**Bedroom:** 11'8" x 11'3" (3.55m x 3.44m). Double glazed window.

**Kitchen/Diner:** 12'8" x 10'0" (3.85m x 3.06m). Fitted with a range of eye level wall mounted cupboards. Sink unit. Plumbing for washing machine. Double glazed door to garden.

**Bathroom/WC:** 6'5" x 6'0" (1.95m x 1.84m). Panelled bath. Pedestal wash hand basin. Low level WC. Tiling to walls and floor. Double glazed window.

**External Features:** Own rear garden some 43' in length approximately.

**Lease:** 999 years from 10 September 2021 thus having 996 years remaining approximately.

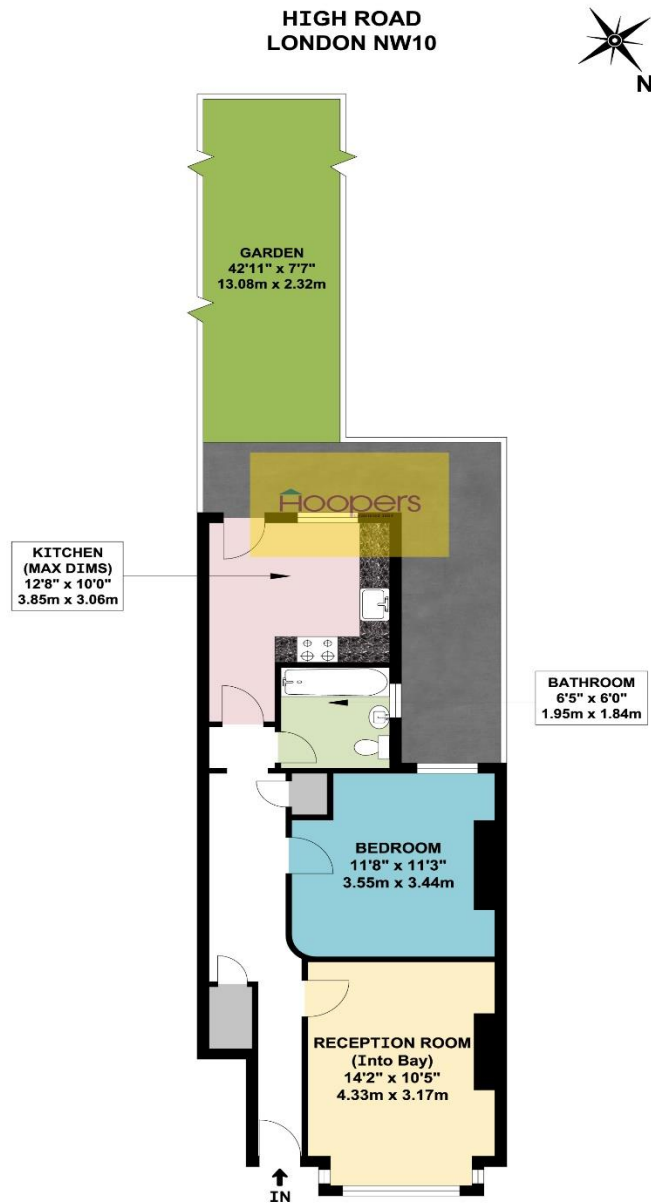
**PRICE: £349,950 SHARE OF FREEHOLD**

**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.

**HIGH ROAD, WILLESDEN, LONDON, NW10 2JN (CONTINUED)**



**HIGH ROAD, WILLESDEN, LONDON, NW10 2JN (CONTINUED)****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 541.74 SQ. FT / 50.33 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".