

## **HORNBY COURT, HIGH ROAD, WILLESDEN, NW10 2AZ**



EPC Rating: B

We are pleased to bring to the market this well presented first floor one bedroom apartment constructed circa 10 years ago and offering ideal first time buyer accommodation.

The property is situated within a few yards of local bus services and shops at Willesden High Road with the nearest Stations being Dollis Hill or Neasden (Jubilee Line). Benefits include:

- Gas central heating
- Double glazed windows
- Exclusive balcony
- Spacious open plan lounge/kitchen
- Large bedroom
- Reserved parking space
- Communal amenity outdoor space
- Air control unit
- Elevator to building
- Security entry phone system to communal door
- Lease of approximately 113 years
- Gross internal floor area including balcony of 620 sq ft (58 sq m) approximately

**PRICE: ..... £299,950.....LEASEHOLD**

**HORNBY COURT, HIGH ROAD, WILLESDEN, NW10 (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Large storage cupboard with air control unit.

**Lounge:** 16'10" x 10'11" (5.14m x 3.32m). Wood flooring. Door to balcony which can be enclosed during the winter with potential use as a study, etc. Open plan with:-

**Kitchen:** 9'0" x 8'4" (2.73m x 2.55m). Tiled flooring. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Integrated appliances including fridge/freezer and dishwasher. Plumbed for washing machine. Built-in gas hob and extractor hood above hob. Split level oven. Stainless steel sink unit with mixer tap. Wall mounted gas boiler.

**Bedroom:** 20'8" x 8'7" (6.31m x 2.61m). Double glazed window.

**Bathroom:** 8'6" x 6'0" (2.60m x 1.82m). Panelled bath, wash hand basin and low level WC.

**Lease:** 125 years from 1<sup>st</sup> August 2012, thus having approximately 113 years remaining.

**Ground Rent:** Nil

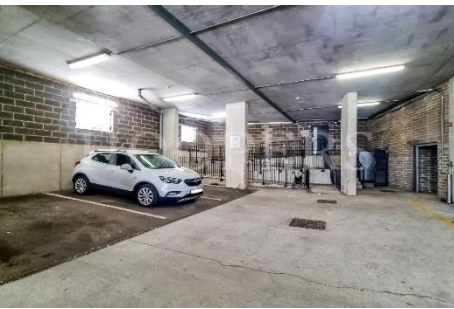
**Service Charge:** £168.97 per month approximately.

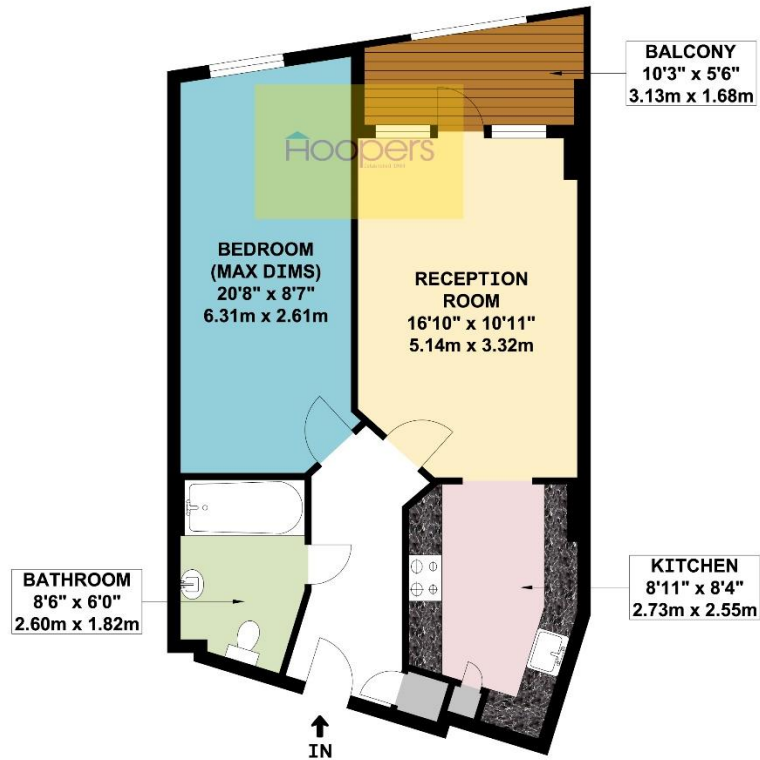
**PRICE: £299,950 LEASEHOLD**

**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.

**HORNBY COURT, HIGH ROAD, WILLESDEN, NW10 (CONTINUED)**



**HORNBY COURT, HIGH ROAD, WILESSEN, NW10 (CONTINUED)****HORNBY COURT, HIGH ROAD  
LONDON N10****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 570.27 SQ. FT / 52.98 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 620.00 SQ. FT / 57.60 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".