

SEVERN WAY, WILLESDEN, LONDON, NW10 2UX



EPC Rating: D

Presenting for sale a spacious first floor purpose built maisonette comprising of Three Bedrooms, Lounge, Kitchen and Bathroom/WC and being one of a pair of maisonettes in a detached building. The property is offered for sale chain free and benefits from its own secluded garden and the property enjoys its own front door to the street.

Located in this no through residential street off Denzil Road the property is therefore situated within a few hundred yards of Willesden High Road multiple shopping and bus services with the nearest Stations being Dollis Hill or Neasden (Jubilee Line). Benefits include:

- Chain free sale
- Own front door to street
- Own rear garden
- Three good sized bedrooms
- Gas central heating
- Double glazed windows
- Convenient location for Tube Stations, etc.
- Gross internal floor area of 718 sq ft (67 sq m) approximately

PRICE: £450,000..... LEASEHOLD

SEVERN WAY, WILLESDEN, LONDON, NW10 2UX (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Lounge (front): 13'10" x 10'10" (3.9m x 3.3m). Double aspect windows. Wood laminate flooring.

Bedroom 1 (rear): 12'10" x 9'0" (3.9m x 2.7m). Double glazed window. Wood laminate flooring.

Bedroom 2 (front): 11'0" x 8'1" (3.3m x 2.5m). Double glazed window. Wood laminate flooring.

Bedroom 3 (middle): 9'5" x 8'10" (2.9m x 2.7m). Double glazed window. Wood laminate flooring.

Kitchen: 9'7" x 7'1" (2.9m x 2.2m). Built-in wall cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Double glazed window.

Bathroom/WC: 9'7" x 4'8" (2.9m x 1.5m). Panelled bath, wash hand basin and low level WC. Tiling to floor and walls. Double glazed window.

External Features: Own rear garden.

Lease: 125 years from 23 July 2007 thus having approximately 107 years remaining.

Council Tax: Band C.

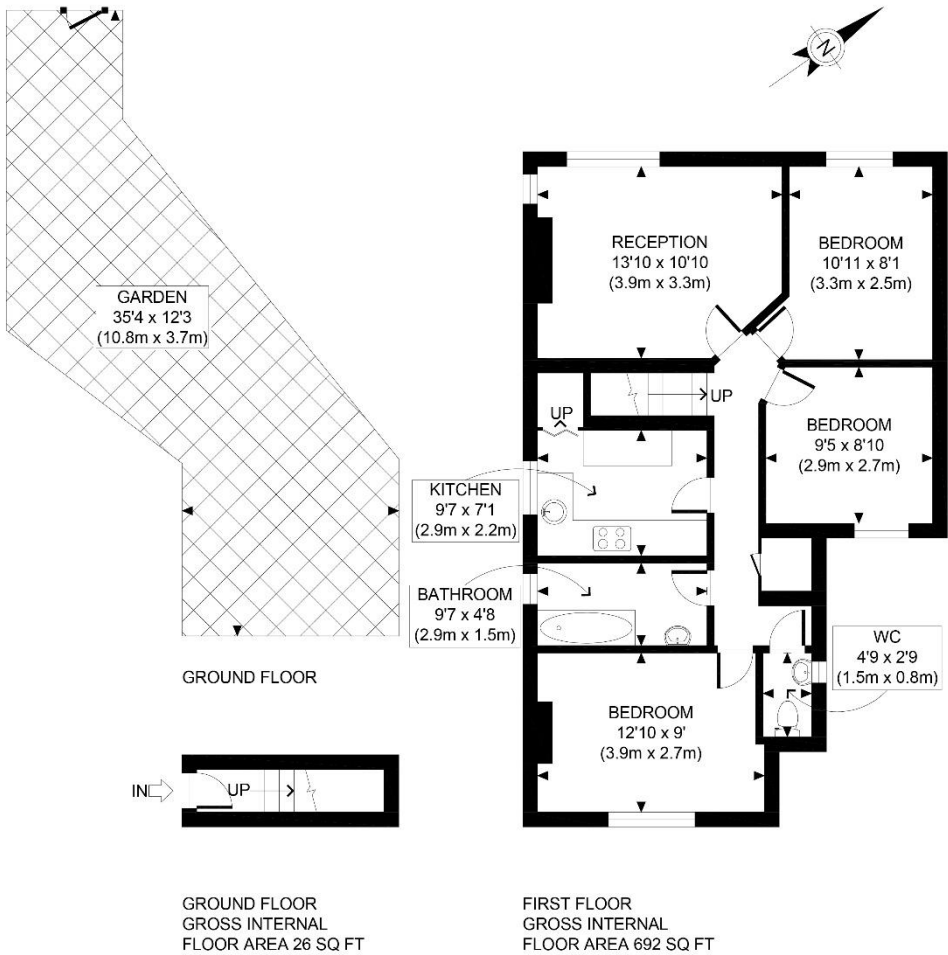
PRICE: £450,000 LEASEHOLD


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.

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| APPROX. GROSS INTERNAL FLOOR AREA 718 SQ FT / 67 SQM <small>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</small> | Severn Way | |
| | date | 13/05/25 |
| | photoplan  | |