

BRIDGE ROAD, WILLESDEN, LONDON, NW10 9DG



EPC Rating:

We are privileged to bring to the market for sale this unique first/second floor duplex apartment which must be seen internally to appreciate the space available and to experience the exceptional condition in which the flat is presented.

Originally purpose built in the 1930's this maisonette has been skilfully extended to the second floor providing an additional two bedrooms, bathroom and study. This maisonette presents the accommodation of a house for the price of a flat and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- 5 bedrooms
- Spacious open plan lounge/kitchen
- Two bathrooms
- Own front door to street
- Additional ground floor covered storage area
- Office/Utility room to loft area
- Gross internal floor area of 1,169 sq ft (109 sq m) approximately
- The property enjoys sole use of its own rear garden with raised decking area and two large storage outbuildings with electricity supply
- The property is located within a few hundred yards of local shops and bus services at Craven Park and easy access to Brent Park Tesco and IKEA furniture store.
- The nearest Station is Neasden (Jubilee Line)

PRICE: 499,950.....LEASEHOLD

BRIDGE ROAD, WILLESDEN, LONDON, NW10 9DG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor: Gate from street leading to covered storage area with door to rear garden and principal door to the maisonette.

First Floor:

Lounge/Kitchen: 25'1" x 11'1" (7.61m x 3.37m). The living area has double glazed windows, wood flooring, built-in illuminated cupboards and bookshelves to chimney breast recesses. Suspended pelmet mood lighting to ceiling.
Kitchen: A range of built-in wall and base cabinets in high gloss white finish with quartz worktops above. Integrated appliances including hob, oven and extractor hood, dishwasher, fridge and freezer. Sink unit with mixer tap. Double glazed door to balcony.

Balcony: 10'7" x 3'0" (3.23m x 0.90m).

Bedroom 2 (rear): 12'5" x 12'2" (3.78m x 3.70m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 12'8" x 6'9" (3.86m x 2.05m). Double glazed window. Built-in bed with drawer units below.

Bedroom 4 (front): 7'6" x 7'0" (2.28m x 2.10m). Built-in drawer units. Raised built-in single bed. Double glazed window.

Shower Room/WC: 5'5" x 4'8" (1.65m x 1.41m). Shower cubicle, wash hand basin and low level WC. Fully tiled walls and flooring.

Landing: Built-in cupboards and plumbing for washing machine.

Second Floor:

Bedroom 1 (front): 17'0" x 10'10" (5.16m x 3.31m). Velux double glazed window to front and double glazed sash windows to rear dormer with bench seat and storage below. Built-in mirror fronted wardrobes and additional built-in cupboards.

Bedroom 5 (rear): 11'0" x 10'3" (3.34m x 3.13m). Double glazed Velux windows to two walls.

Bathroom/WC: 6'9" x 6'5" (2.05m x 1.96m). Panelled bath with centre mixer tap and shower attachment. Low level WC with concealed cistern. Vanity wash hand basin with drawers below. Heated towel rail. Partly tiled walls and tiled flooring. Velux windows.

Office/Utility Room: Built-in shelving. Velux window.

External Features: Covered side storage area. Rear garden some 46' in length having a raised decking area, gravel area and two large outbuildings with electricity supply.

Lease: 125 years from 2 November 1998 thus having approximately 98 years remaining.

Ground Rent: £10.00

Service Charge: £200.00

Council Tax: Band C.

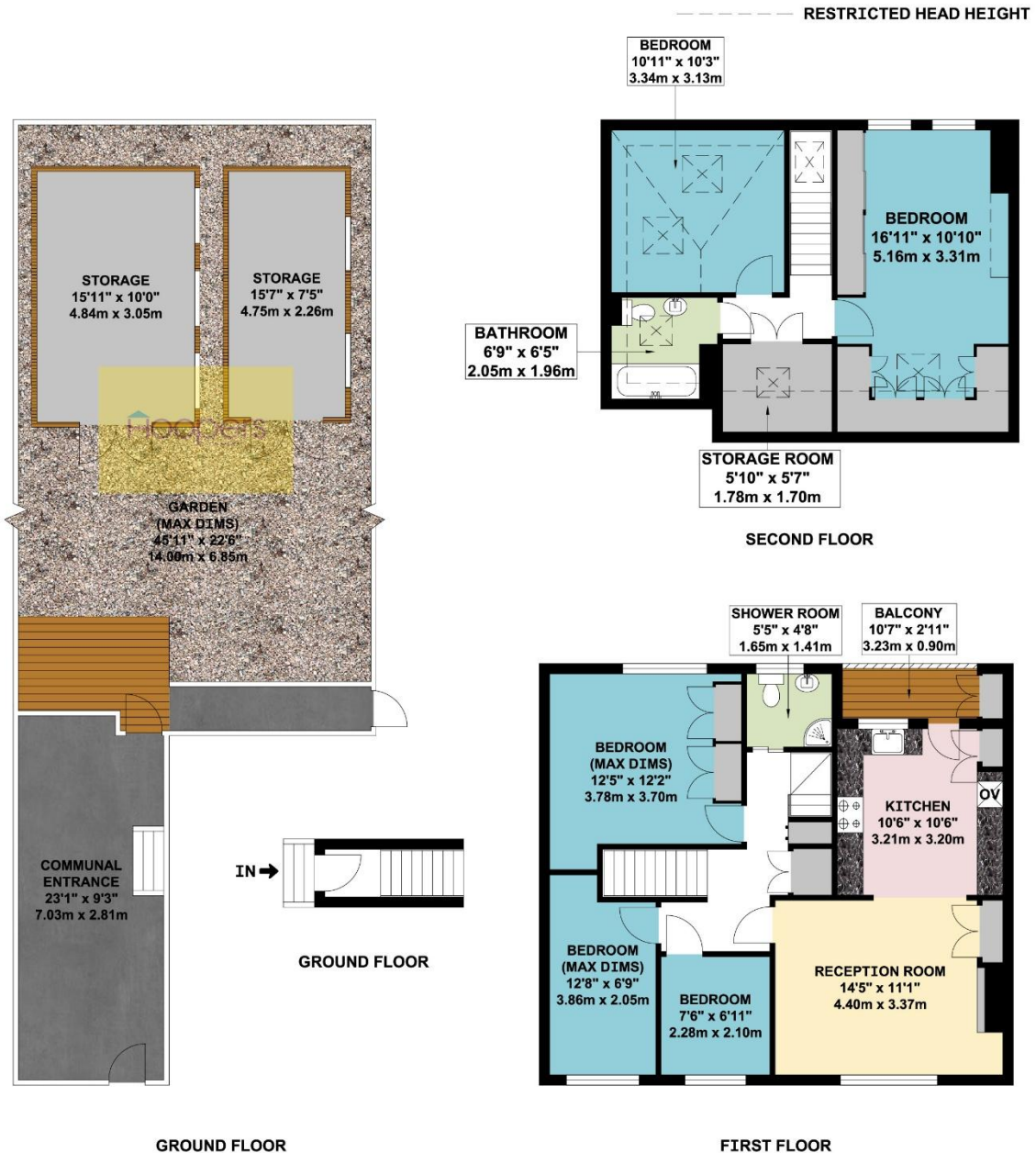
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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 1169.17 SQ. FT / 108.62 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 1200.60 SQ. FT / 111.54 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".