



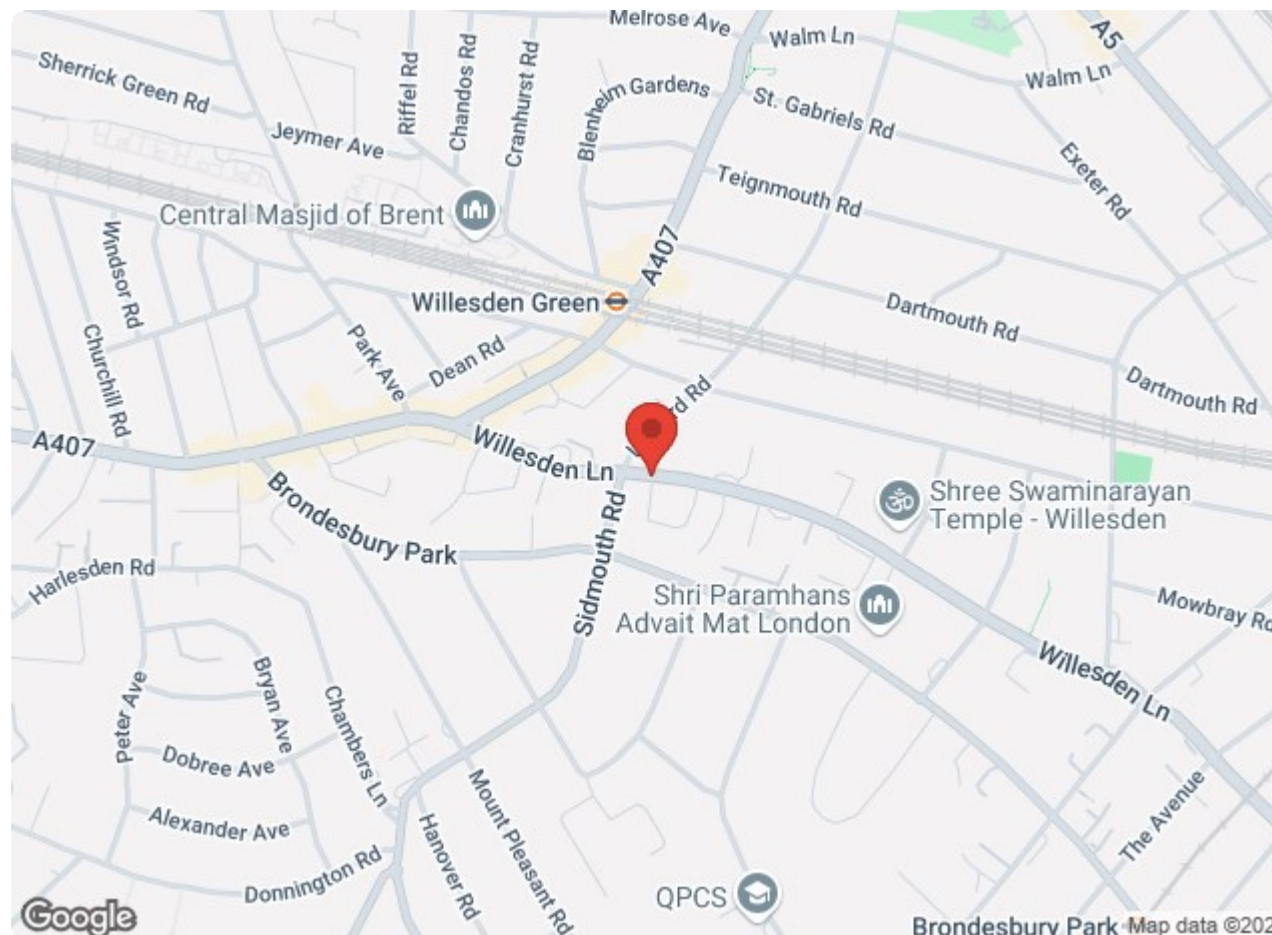
Willesden Lane, Willesden Green, NW2

Guide Price £495,000 Leasehold

A 2 double bedroom, 2 bathroom (1 ensuite) penthouse flat situated in a gated development. The spacious accommodation includes a good size reception with dining area, kitchen with integrated appliances and engineered wood flooring throughout. Further benefiting from video entry phone, lift facilities, allocated parking and communal garden. Chain free. Sole Agent.

Location: Within easy reach of Walm Lane (A407) with it's variety of shops and eateries. Walking distance to Nuffield Health Centre and bus routes. Nearest tube station is Willesden Green (Jubille Line) and is in good proximity to vibrant Chamberlayne Road and Kensal Rise Overground station.





Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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