



## 197 Willesden Lane

, London, NW6 7YP

Asking Price **£410,000**

Ideally situated in a fantastic residential location, newly refurbished two bedroom first floor flat, benefitting from bright and spacious accommodation, high ceilings and off-street parking on a first come first served basis.

The property has been re-modelled and refurbished to an exceptionally high standard, and comprises a large sunny open-plan reception/kitchen with picturesque views over the communal gardens to the rear of the building, 2 bedrooms, and modern bathroom.

St Leger Court is located within easy reach of a wide range of local shops, bars and restaurants. Local transport links include Willesden Green and Kilburn Underground stations (Jubilee Line). Queens Park is also only a short walk away.

### General

Lease – approx

Current Ground Rent - £

Service Charge: approx £1500 pa

Freehold Interest owned by St Leger Court Management Ltd

### Viewing

Please contact our Hampstead Sales Office on 020 7431 1881 if you wish to arrange a viewing appointment for this property or require further information.



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# Floor Plan

# Area Map

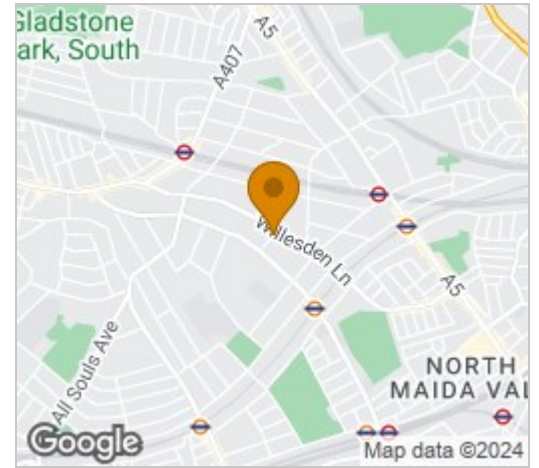
St. Leger Court,  
Willesden Lane, NW6

First Floor

**Approx Gross Internal Area 535 Sq Ft - 49.70 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.47637

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



# Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.