

Wenlock & Taylor



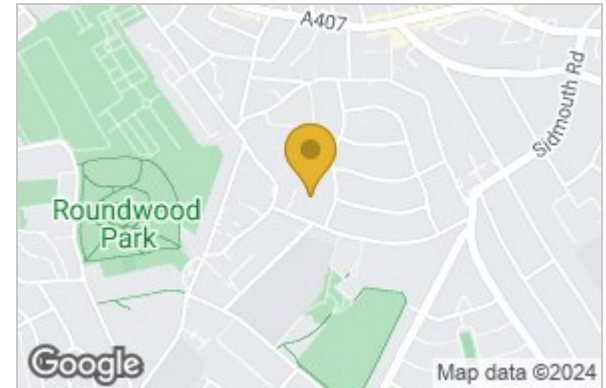
Donnington Court, Donnington Road, Willesden
London, NW10 3TJ
Price £450,000



Donnington Court, Donnington Road, Willesden, London, NW10 3TJ

There cannot be many properties in NW10 with better views across London than from the magnificent 500 sq.ft (46 sq.m) south facing roof terrace and 70 sq.ft balcony at this Flat. Located on the 8th Floor within a secure modern purpose built block, this flat has 827 sq.ft (77 sq.m) approx of accommodation comprising 2 double bedrooms, a light filled 20ft reception with open plan kitchen and bathroom/wc. The property has electric heating, double glazed windows, pre-assigned underground car parking space and the block has 24 hour portorage. Situated close to King Edwards Park/Willesden Sports Centre, Roundwood Park and walking distance from the shops and (Jubilee Line) station at Willesden Green. Tenure is Leasehold (107 years unexpired) and latest (estimated) service charge is £4184.12 per annum (£348.80pm). Alternatively, 60% SHARE OWNERSHIP AVAILABLE if preferred. Council Tax Band 'E' (London Borough of Brent).

Area Map



COMMUNAL ENTRANCE LOBBY

STAIRS/LIFT TO 8TH FLOOR

FLAT ENTRANCE & HALLWAY

with electric heater, built in cupboard with electric consumer unit and meter, built in cupboard with hot water cylinder, built in storage cupboard.

RECEPTION

20'8 x 10'4 (6.30m x 3.15m) with double glazed windows and door to balcony, electric heater, open access to :

OPEN PLAN KITCHEN

15'2 x 8'1 (4.62m x 2.46m) open plan from reception with inset sink and drainer, wall and base cupboards, tiled splashback, plumbing for washing machine and dishwasher, hob and oven, spotlighting, double glazed windows and doors to south facing terrace.

BEDROOM 1

13'4 x 9'11 (4.06m x 3.02m) with built in wardrobes, double glazed windows, electric heater.

BEDROOM 2

13'4 x 11'1 (4.06m x 3.38m) with double glazed windows, electric heater.

BATHROOM/WC

with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled splashback, towel radiator, spotlighting.

ROOF TERRACE

21'0 x 18'9 (6.40m x 5.72m) Magnificent south facing roof terrace with spectacular views across North West/West London and leading to :

BALCONY

17'8 x 4'0 (5.38m x 1.22m) Fantastic south facing balcony with access via reception and roof terrace.

OFF STREET/UNDERGROUND PARKING

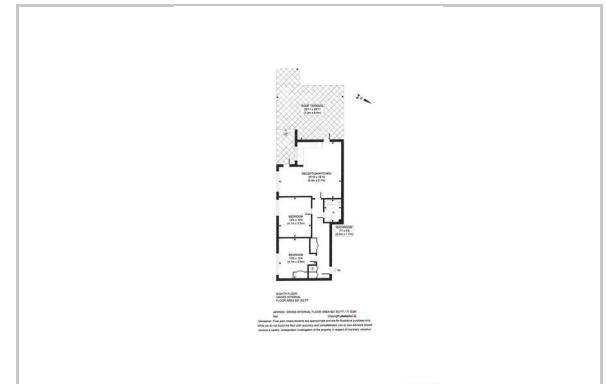
with pre-assigned allocated parking space in underground car park.

TENURE

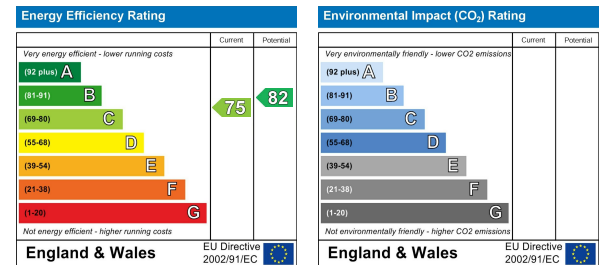
The tenure is Leasehold for a term of 125 years from 29th September 2006 (therefore 107 years unexpired).

We understand that the latest (estimated) service charge is approximately £348.80 per month (£4184.12 per annum) (April 2024 - March 2025).

Floor Plan



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.

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