

# Wenlock & Taylor



## Radcliffe Avenue, Willesden Junction/Harlesden

London, NW10 5XS

Price £549,950

Situated in this popular tree-lined street, we are delighted to offer a bright, spacious and well presented 804 sq.ft (75 sq.m) approx Ground Floor converted Flat comprising 2 bedrooms (one with fitted wardrobes), south-east facing reception room, 'eat in' kitchen with white gloss units and access to a covered 'side return'/courtyard area with storage shed, bathroom/wc and 28ft rear garden. Features include period style fireplaces, light wood/timber flooring, double glazed windows and the flat is located near to Willesden Junction (London Overground & Bakerloo Line) station, Roundwood Park and the shops, cafe's and bus routes along Harrow Road and Park Parade, Harlesden. Tenure is Leasehold (991 years unexpired) and Council Tax Band is 'C' (London Borough of Brent).

- GROUND FLOOR CONVERTED FLAT
- 2 BEDROOMS (ONE WITH FITTED WARDROBES)
- LIGHT WOOD/TIMBER FLOORING
- PERIOD STYLE FIREPLACES
- 28ft REAR GARDEN
- POPULAR TREE-LINED STREET
- NEAR TO WILLESDEN JUNCTION STATION & ROUNDWOOD PARK
- TENURE - LEASEHOLD (991 YEARS UNEXPIRED)

### Viewing

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.



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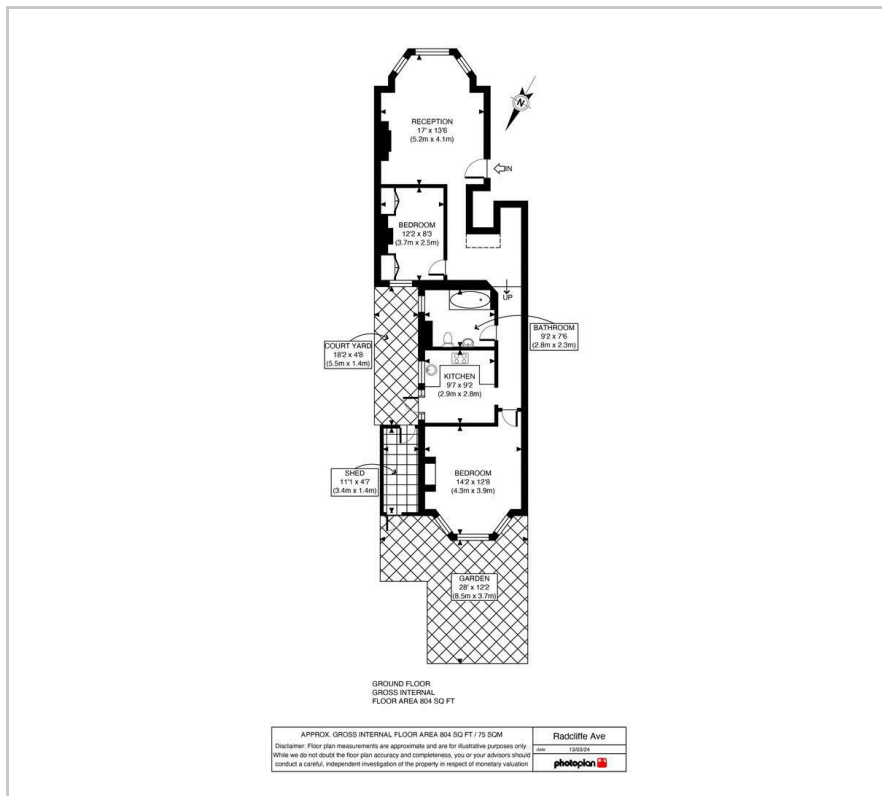
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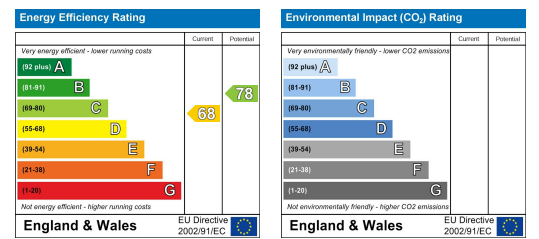
## Floor Plan



## Area Map



## 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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