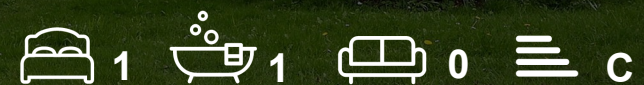


Wenlock & Taylor



Peascroft House, Willesden Lane
Brondesbury Park, London, NW6 7YQ
Price £399,950



Peascroft House, Willesden Lane, Brondesbury Park, London, NW6 7YQ

An immaculate 495 sq.ft (46 sq.m) approx Second Floor Flat within this well located Local Authority Block of 30 flats and comprising 1 bedroom (with walk-in fitted wardrobe), bright reception and open plan kitchen with white gloss units, integrated appliances and contemporary style bathroom/wc. The flat is equipped with double glazed windows, light wood flooring and has a communal garden and permit off-street parking. The multiple shops, deli's/cafe's and transport facilities along Kilburn High Road are nearby as well as Brondesbury or Brondesbury Park (London Overground) and Kilburn (Jubilee Line) stations. Tenure is Leasehold (91 years unexpired) and service charge (April 2022 - March 2023) £975 per annum approx. Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL BLOCK ENTRANCE AND STAIRS/LIFT TO SECOND FLOOR

FLAT ENTRANCE HALL with light wood flooring, built in store cupboard, spotlighting.

RECEPTION &

OPEN PLAN KITCHEN 17'9 x 16'7 (kitchen) or 10'4 (reception) (5.41m x 5.05m (kitchen) or 3.15m (reception))

Reception area with light wood flooring, entryphone, radiator, spotlighting. Kitchen area with modern range of white gloss wall and base units with integrated fridge/freezer and washing machine, work surface, inset sink hob and oven, tiled splashback, double glazed windows.

BEDROOM 18'8 x 9'0 (to widest point) (5.69m x 2.74m (to widest point)) with 'walk in' fitted wardrobe area 5'9 x 5'9 approx, folding doors, radiator, double glazed windows, spotlighting.

BATHROOM/WC with modern contemporary style bathroom comprising bath and shower attachment, wash hand basin with

cupboard under, wc, tiled walls, tiled floor, spotlighting, mirrored medicine cabinet, towel radiator.

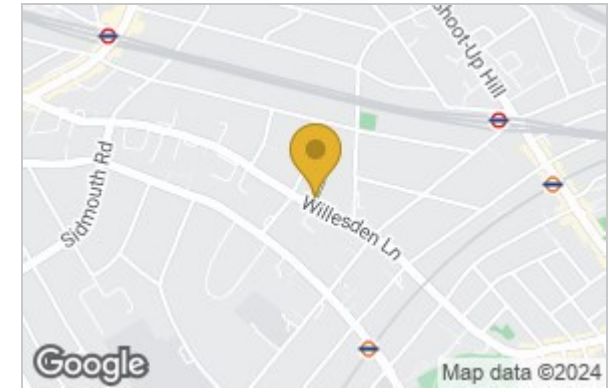
GARDEN Communal to block and with resident bicycle stores (contact Freeholders for potential usage)

OFF STREET PARKING Communal to rear - contact freeholder for residents permit/usage.

TENURE The tenure is Leasehold for a term of 125 years from 9th April 1990 (therefore 91 years unexpired). Ground Rent £10 per annum. Service charge £975 per annum approximately (April 2022 - March 2023).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

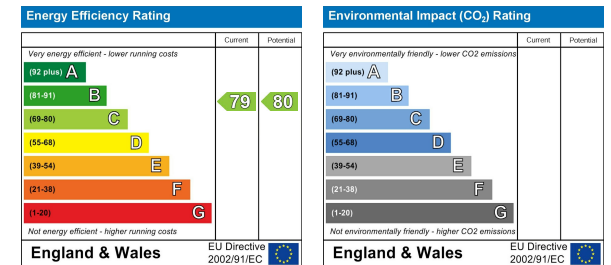
Area Map



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.