

# Wenlock & Taylor



## Bryan Avenue, Willesden

London, NW10 2AS

Price £485,000

Situated in a very popular location, close to King Edwards Park and near to Willesden Green (Zone 2 - Jubilee Line station), this bright and spacious 762 sq.ft (71 sq.m) Ground Floor purpose built flat (with own side street entrance) comprises 2 double bedrooms, reception with patio doors leading out to own section of rear garden, modern kitchen and bathroom/wc. The flat is equipped with double glazed windows, wood flooring, central heating and is offered with no upper chain and the benefit of planning permission for rear extension to provide third bedroom. Tenure is Freehold (share of) and with a Lease also running for a term of 99 years from 1984. Council Tax band is 'D' (London Borough of Brent).

- GROUND FLOOR PURPOSE BUILT FLAT
- 2 DOUBLE BEDROOMS
- OWN (40ft) SECTION OF REAR GARDEN
- DOUBLE GLAZED WINDOWS
- OWN STREET ENTRANCE
- TENURE - FREEHOLD (SHARE OF)
- PLANNING PERMISSION FOR REAR EXTENSION TO PROVIDE 3RD BEDROOM
- NEAR WILLESDEN GREEN STATION & KING EDWARDS PARK/WILLESDEN SPORTS CENTRE
- NO UPPER CHAIN

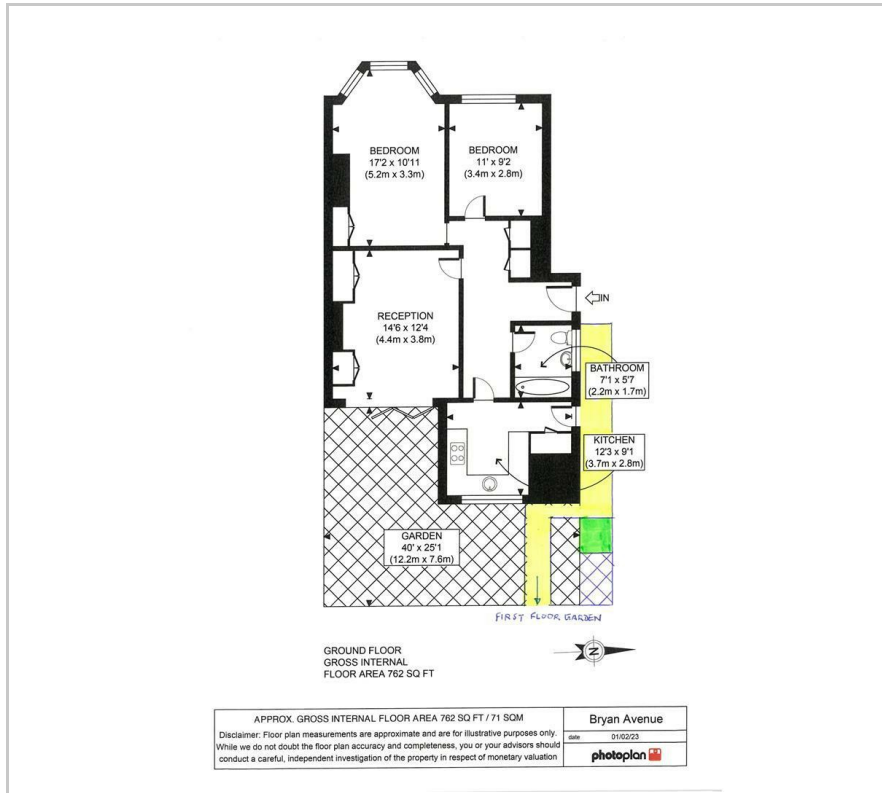
### Viewing

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.





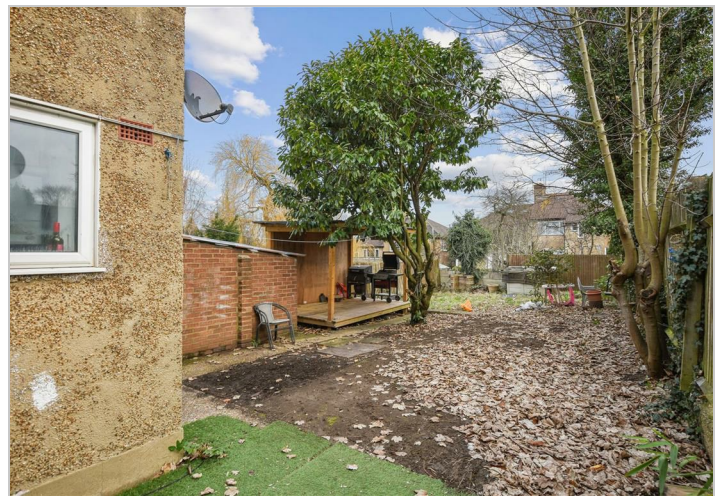
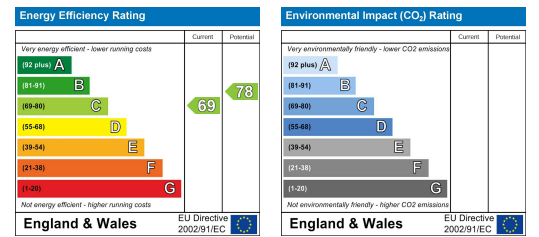
# Floor Plan



# 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.