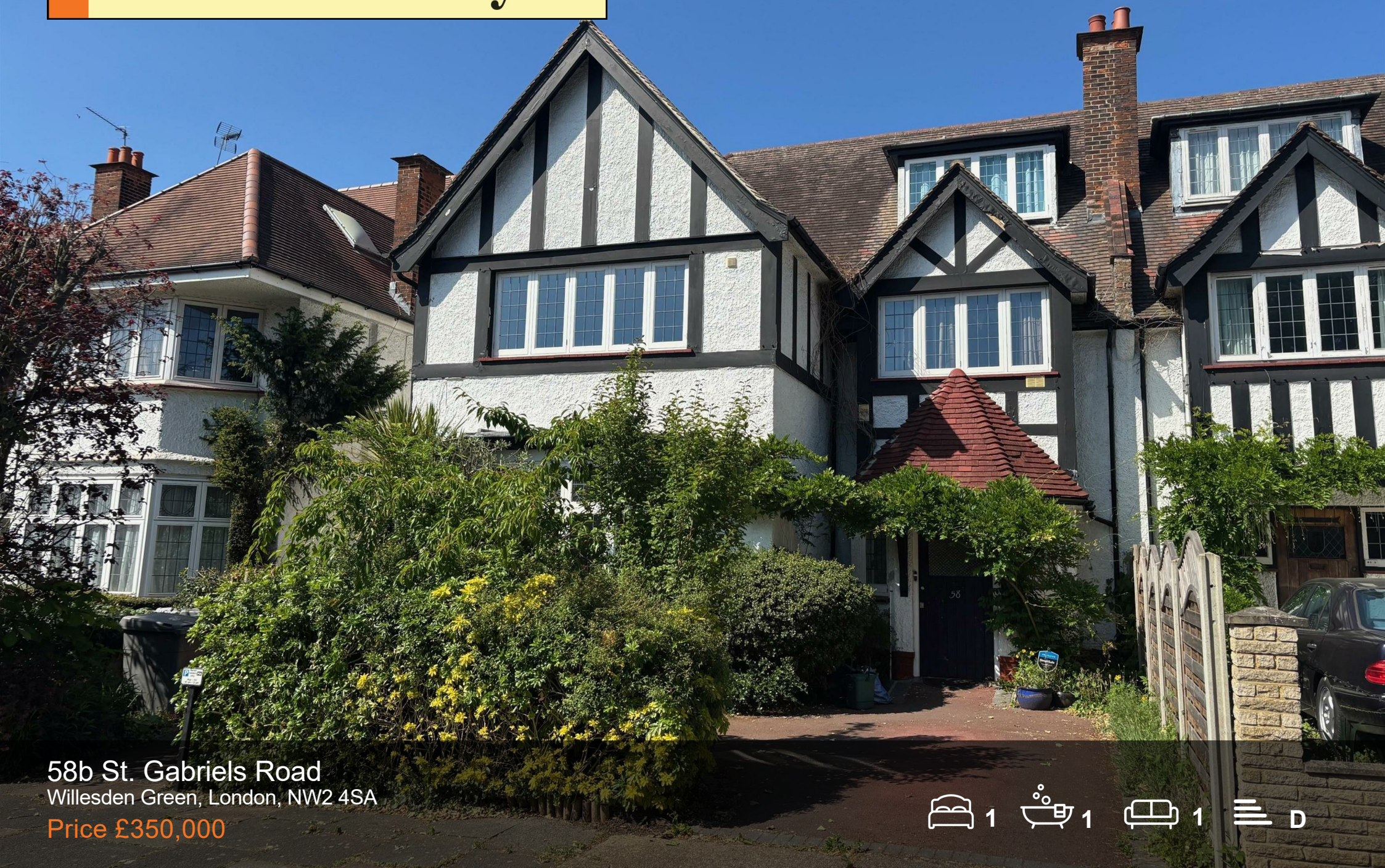


Wenlock & Taylor



58b St. Gabriels Road
Willesden Green, London, NW2 4SA

Price £350,000



58b St. Gabriels Road, Willesden Green, London, NW2 4SA

Situated in this very desirable and sought after street within the Mapesbury Conservation area, we are pleased to offer this chain free 570 sq.ft (53 sq.m) approx Second (Top) Floor converted Flat within a substantial semi-detached property and accessed via a communal side entrance. Comprising 1 bedroom (with access to a large eaves storage space), reception and modern open plan kitchen (with integrated appliances) and shower/wc. The flat has leaded light windows, central heating and is situated near to both Willesden Green & Kilburn (Jubilee Line) stations. Tenure is Leasehold with 154 years unexpired. Council Tax Band is 'B' (London Borough of Brent).



COMMUNAL (SIDE) ENTRANCE AND

STAIRS UP TO FIRST FLOOR

FLAT ENTRANCE AND

STAIRS UP TO SECOND FLOOR with dado rail, leaded light windows, entryphone, radiator.

RECEPTION &

OPEN PLAN KITCHEN 17'4 x 16'0 (5.28m x 4.88m)

with leaded light windows, , radiator, recessed eaves storage cupboard, track lighting, modern kitchen with inset sink, range of wall and base cupboards (with integrated fridge/freezer and washing machine), stone work surface, breakfast bar, 'Siemens' hob and oven.

BEDROOM

13'0 x 7'10 (3.96m x 2.39m)

with leaded light windows, radiator, access to spacious' eaves storage area, track lighting, wood flooring.

SHOWER/WC

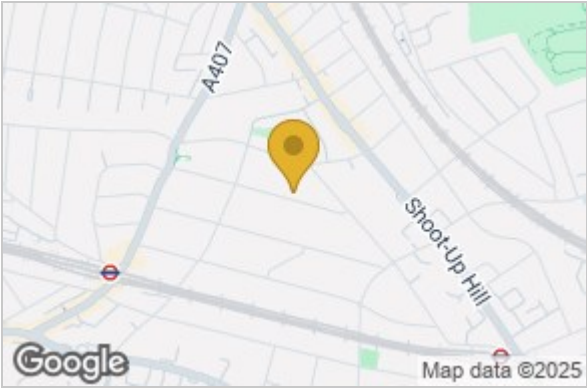
with built in shower cubicle with 'rainfall' shower head and glass door, wash hand basin with drawers under, wc, tiled walls and floor, towel radiator, velux double glazed window.

TENURE

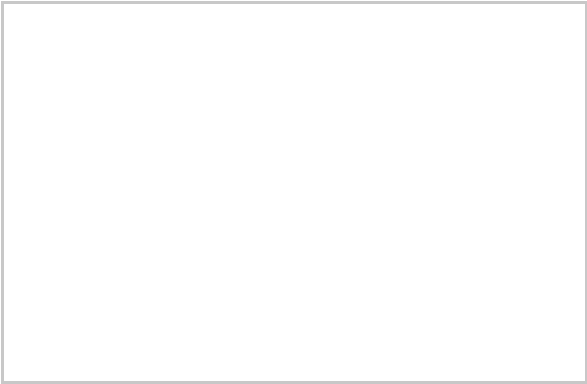
We understand that the tenure is Leasehold for a term of 189 years from 25th March 1988 (therefore 154 years unexpired).

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

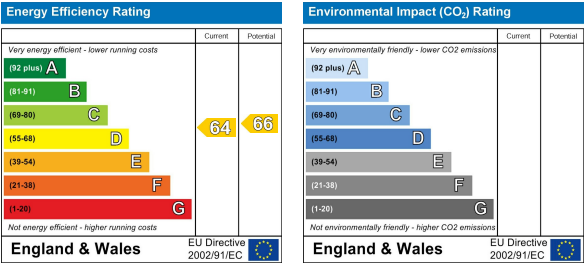
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.