



HARLESDEN ROAD, WILLESDEN
LONDON, NW10 2BY
PRICE £420,000



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We are delighted to offer this 729 sq.ft (68 sq.m) approx Ground Floor converted Flat within a Victorian style semi-detached property and comprising 2 double bedrooms, spacious reception, kitchen/breakfast room, bathroom/wc, outside space/courtyard and an allocated parking space to the rear. The flat is offered with no upper chain, has double glazed windows, laminate flooring, central heating and is situated close to the shops/deli's, restaurants, bus routes and library complex along High Road, Willesden and near to Willesden Green (Zone 2 - Jubilee Line) station. Tenure is Freehold (share of) and there is also a long lease (970 years unexpired) running. Estimated annual (block costs) service charge (2026) £1,738.00. Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE HALL
with laminate flooring, entryphone, high level mounted electric consumer unit.

RECEPTION
16'10 x 13'5 (5.13m x 4.09m)
with double glazed windows and door to outside space/courtyard, laminate flooring, radiator, ceiling coving, dado rail, recessed store cupboard, door kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
12'10 x 11'6 (3.91m x 3.51m)
with inset sink/drain, wall and base cupboards, work surface, central heating boiler, plumbing for washing machine and dryer, tiled splashback, laminate flooring, radiator, double glazed window, door to bedroom 2.

BEDROOM 1
12'9 (to recess) x 10'8 (to bay) (3.89m (to recess) x 3.25m (to bay))
with double glazed windows, radiator.

BEDROOM 2
12'4 x 10'5 (3.76m x 3.18m)
with double glazed windows, radiator.

BATHROOM/WC
white suite comprising bath and shower attachment, pedestal wash hand basin, wc, extractor fan, tiled walls.

OUTSIDE SPACE/COURTYARD
12'10 x 10'11 approx.

OFF STREET PARKING
allocated parking space (no.7) to the rear of the building.

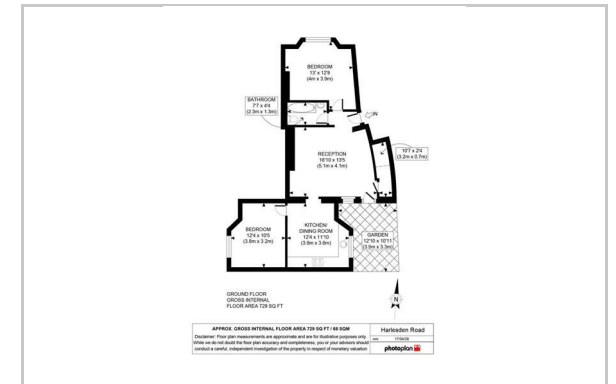
TENURE
The tenure is Freehold (share of) and there is also a lease currently running for a term of 999 years from 29th September 1997 (therefore 970 years unexpired). Estimated annual service charge (block costs) £1738.00.

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

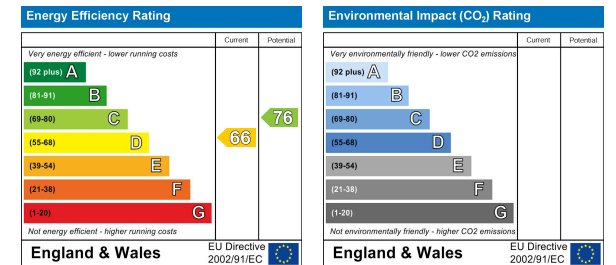
AREA MAP



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.