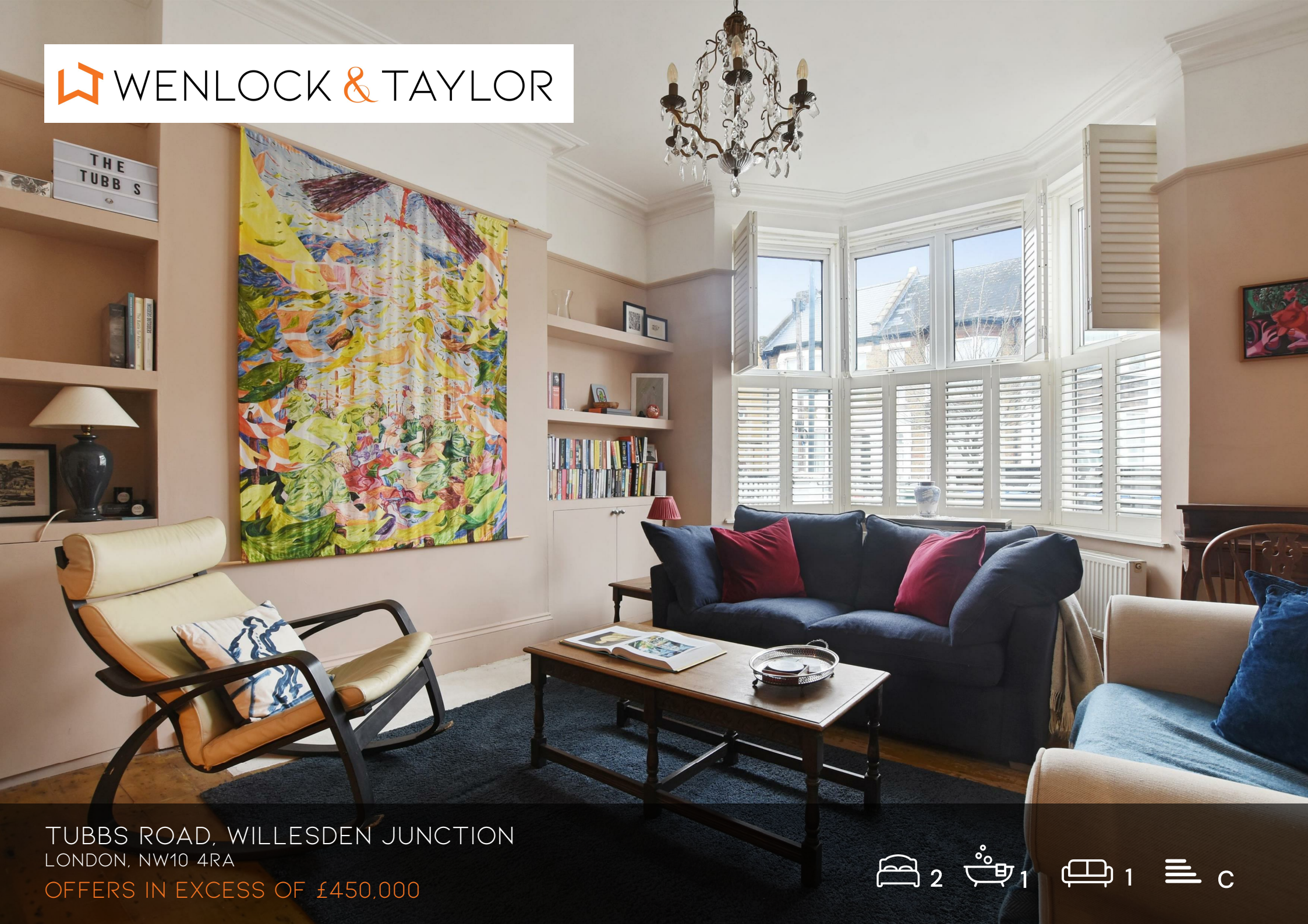




TUBBS ROAD, WILLESDEN JUNCTION
LONDON, NW10 4RA

OFFERS IN EXCESS OF £450,000



TUBBS ROAD, WILLESDEN JUNCTION, LONDON, NW10 4RA

This well presented and extended 777 sq.ft (72 sq.m) approx Ground Floor converted Flat within a 'halls adjoining' End of Terrace property is located very near to Willesden Junction (Lioness, Mildmay & Bakerloo Line) station and comprises 2 bedrooms (one with fitted wardrobes), 16ft reception, extended kitchen/breakfast room with integrated appliances, contemporary style bathroom/wc and 27ft x 22ft south facing rear garden with wide side-return area. The flat is offered with no upper chain and has double glazed windows, bifold kitchen doors leading out to the garden, period style features and stained wood timber floors/room doors. Tenure is Freehold (share of) and with a Lease running (991 years unexpired). No annual service charge or ground rent payable. Council Tax Band is 'C' (London Borough of Brent). Pre-tenancy photographs shown.



COMMUNAL ENTRANCE LOBBY
FLAT ENTRANCE & HALLWAY with strip wood timber floor, radiator, entryphone.
RECEPTION 16'9 (to bay) x 13'0 (to alcove) (5.11m (to bay) x 3.96m (to alcove)) with wood flooring, picture rail, ceiling cornice, double glazed windows, built in alcove low level cupboards and shelving, radiators, stained wood room door.

BEDROOM 1 14'0 x 11'3 (to alcove) (4.27m x 3.43m (to alcove)) with built in wardrobes, recessed chimney breast with period style fireplace surround, radiator, double glazed windows, ceiling cornice, picture rail.

BEDROOM 2 12'1 x 7'5 (3.68m x 2.26m) with stained timber floor, double glazed windows, radiator.
EXTENDED KITCHEN/BREAKFAST ROOM 12'4 x 10'4 (3.76m x 3.15m) with inset double bowl sink, wall and base cupboards, work surface, hob



and oven, tiled splashback, integrated fridge/freezer and washing machine, bifold doors leading to rear garden, velux roof light, tall radiator, tiled floor.

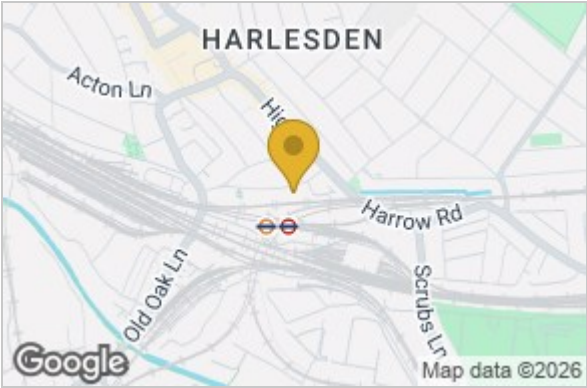
BATHROOM/WC Contemporary style bathroom with white suite comprising bath with mixer, shower attachment and rainfall shower head, wash hand basin, wc, tiled floor and walls, souble glazed window, stained wood room door.

GARDEN at rear, 27'0 x 22'0 (visual estimate) south facing.

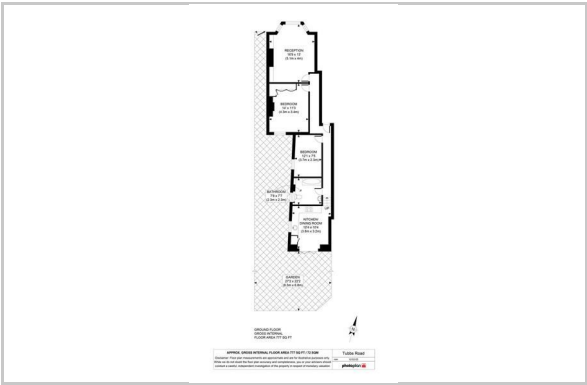
TENURE - FREEHOLD (SHARE OF) The tenure is Freehold (share of) and there is also a Lease currently running for a term of 999 years from 31st December 2018 (991 years unexpired).

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

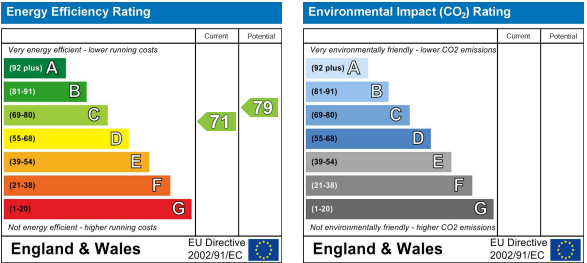
AREA MAP



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.