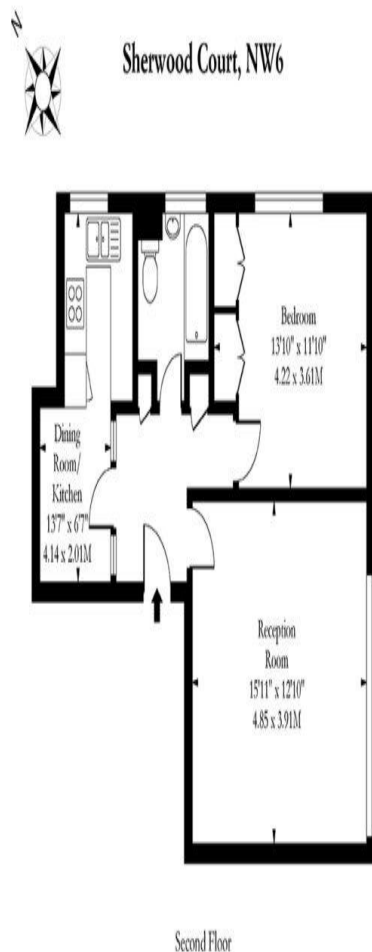




1 Bedroom Flat
Willesden Lane
London NW6

- Spacious Apartment
- Top Floor
- Fantastic investment
- Garage

Auction guide price of £275,000
Long Lease



Approx Gross Internal Area 552 Sq Ft - 51.28 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy

However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

INVESTMENT PURCHASE - CURRENTLY RENTED FOR £1650 PCM.

Located in a well-maintained, low-rise, three-story purpose-built block, this bright and spacious one-bedroom apartment offers comfortable living in a highly convenient location.

Situated on the second (top) floor, the property features a large reception room, perfect for relaxing or entertaining. The separate modern fitted kitchen is well-appointed, while the modern white bathroom adds a stylish touch. A rare advantage of this property is the inclusion of a garage, providing valuable parking and storage space

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.