



ST PAULS AVENUE, WILLESDEN GREEN  
LONDON, NW2 5SX  
PRICE £372,500



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PRE-CURRENT TENANCY PHOTOGRAPHS SHOWN. This delightful and well presented 345 sq.ft (32 sq.m) approx rear Ground Floor converted flat with own street (side) entrance is virtually a stone's throw from Willesden Green (Jubilee Line station and offered with no upper chain. The accommodation comprises 1 bedroom (with fitted wardrobes), bright and spacious open plan reception/kitchen with integrated appliances & vaulted ceiling and shower/wc. Situated near to the shops/deli's along Walm Lane and the lovely open space at Gladstone Park. Tenure is Freehold (share of) and also with a Lease currently running for a term of 125 years from 1985 (84 years unexpired). Annual Service Charge £1,747.50 (1st September 2025 – 31st August 2026). Council Tax Band is 'C' (London Borough of Brent).



**OWN STREET (SIDE) ENTRANCE** leading to :

**RECEPTION & OPEN PLAN KITCHEN**  
20'9 x 13'1 (to furthest point)  
(6.32m x 3.99m (to furthest point))

Reception area with wood flooring, radiator, mirrored built in cupboard with central heating boiler and plumbing for washing machine.

Kitchen area with inset sink and drainer, base cupboards with work surface, wall cabinets, 4-ring hob/oven integrated fridge, dishwasher and microwave, double glazed window, vaulted ceiling with roof windows, door to rear hallway.

**BEDROOM**  
13'2 x 7'0 (4.01m x 2.13m)  
with built in mirrored wardrobes, radiator, double glazed window, spotlighting.

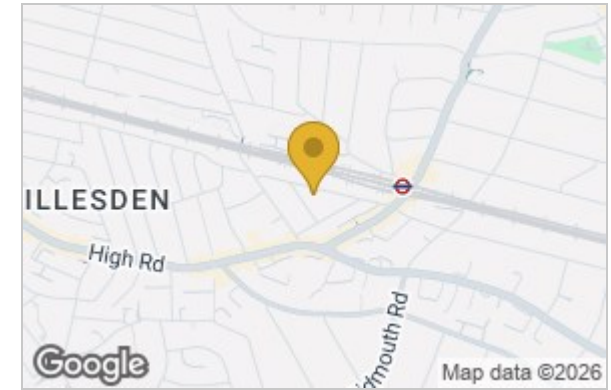


**SHOWER/WC**  
with walk-in shower cubicle and attachments, wash hand basin with cupboard under, wc, medicine cabinet, tiled splashback, double glazed frosted window, tiled floor, shaver point, spotlighting.

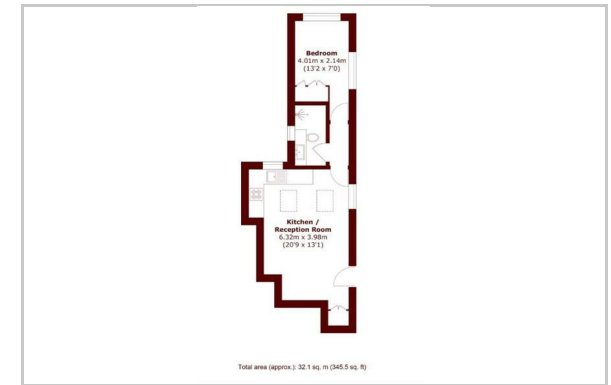
**TENURE - FREEHOLD (SHARE OF)**  
The tenure is Freehold (share of) and there is also a Lease currently running for a term of 125 years from 24th June 1985 (84 years unexpired). Annual Service charge £1747.50 (1st September 2025 – 31st August 2026).

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

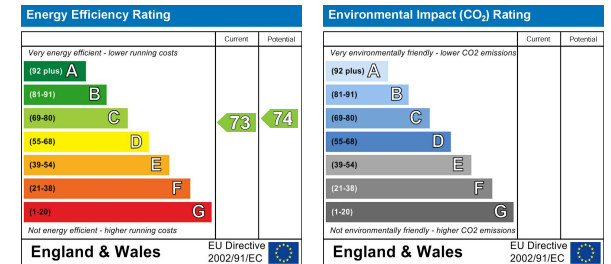
AREA MAP



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.