



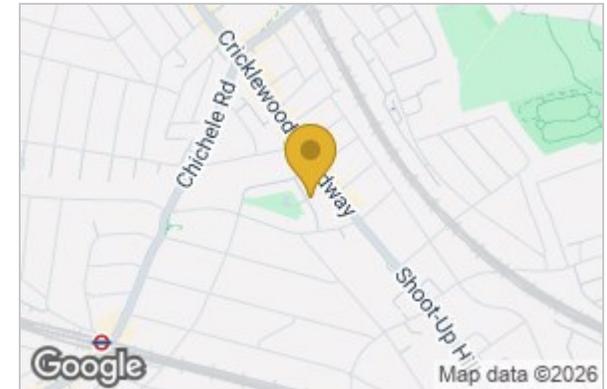
HOVEDEN ROAD, MAPESBURY CONSERVATION AREA
WILLESDEN GREEN, LONDON, NW2 3XE

£475,000

HOVEDEN ROAD, MAPESBURY CONSERVATION AREA, WILLESDEN GREEN, LONDON, NW2

Situated a stone's throw from the beautiful award winning Mapesbury Dell park, this bright 709 sq.ft (66 sq.m) approx Ground Floor converted Flat within this Edwardian style property comprises 1 double bedroom with fitted wardrobes, 18ft southwest facing reception room, kitchen/breakfast room, contemporary style bathroom/wc and 50ft rear garden. The flat is equipped with double glazed windows, laminate flooring, period style features and is offered with no upper chain. Situated within the ever popular Mapesbury Conservation Area, near to Willesden Green (Jubilee Line) station and the multiple shops, bus routes of Cricklewood Broadway and Walm Lane. Tenure is Leasehold (114 years unexpired). Ground rent £100 per annum. Estimated annual service charge £2550.43. Council Tax Band 'C' (London Borough of Brent). Pre-current front external scaffolding pictures shown.

AREA MAP



COMMUNAL ENTRANCE HALL

FLAT ENTRANCE & HALLWAY with laminate floor, concealed radiators, recessed store cupboard, understairs store cupboard.

RECEPTION
18'3 (to bay) x 13'3 (5.56m (to bay) x 4.04m)
southwest facing room with double glazed windows, ceiling coving, radiator.

BEDROOM
15'1 x 9'5 (4.60m x 2.87m)
with fitted mirrored wardrobes, ceiling coving, radiator, double glazed patio doors leading to side-return/rear garden.

KITCHEN/BREAKFAST ROOM
12'6 x 10'2 (3.81m x 3.10m)
with inset sink/drain, wall and base cupboards, work surface, central heating boiler, cooker point, laminate flooring, double glazed door to rear garden.



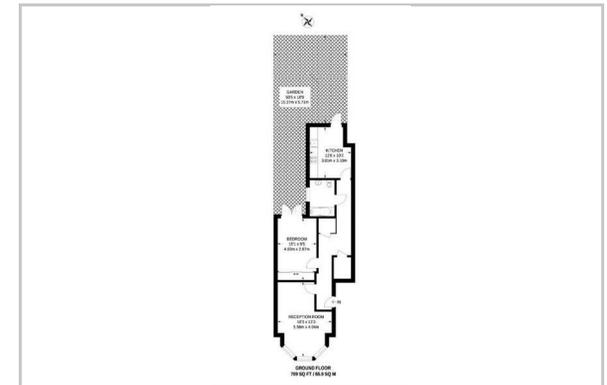
BATHROOM/WC
contemporary style bathroom with bath and shower attachments and mixer, wash hand basin with cupboard under, wc, towel radiator, tiled splashback and floor, double glazed windows.

GARDEN
at rear 50ft (visual estimate). sole use.

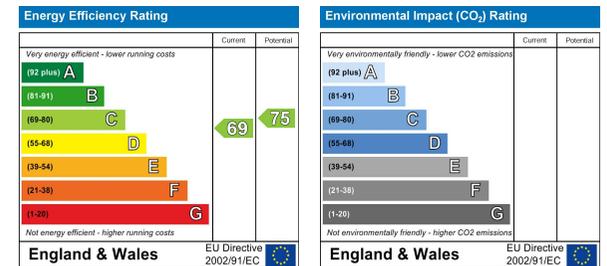
TENURE - LEASEHOLD
The tenure is Leasehold for a term of 125 years from 1st January 2015 (therefore 114 years unexpired). Ground rent £100 per annum. Estimated service charge (April 2025 - March 2026) £2,550.43.

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

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.