

# RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



## FFF 258 Chapter Road Willesden, London, NW2 5NE

Situated in a prime location, with excellent commuter links is this well maintained one bedroom flat.

For sale by Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Sunny Panesar at Rainbow Reid on 0208 830 0181

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

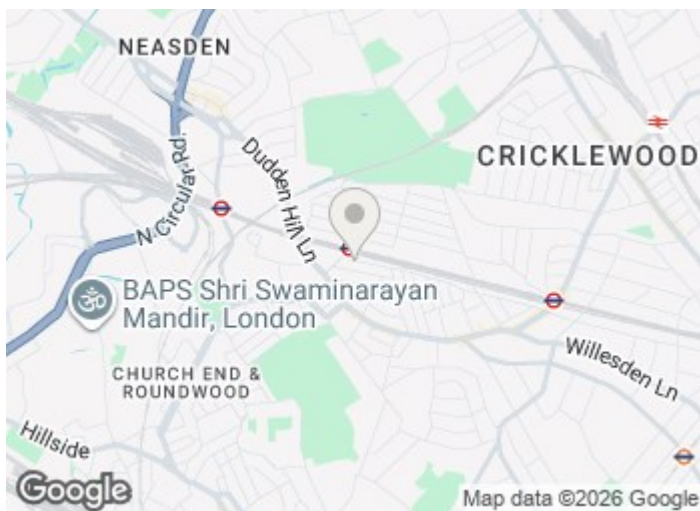
**Auction Guide £220,000**

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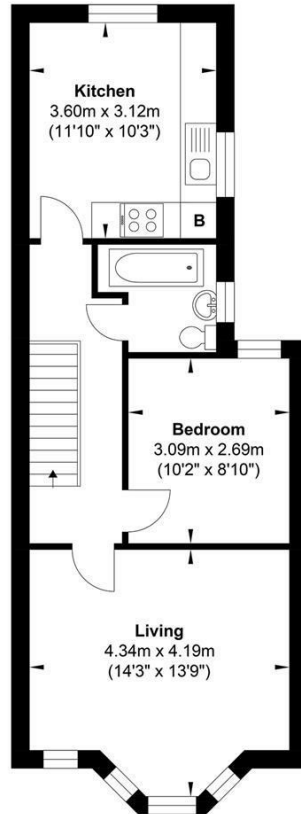
- Willesden Green
- Flat
- Furnished Property
- 1 Total Number of Bedrooms
- 1 Double Bedroom
- 1 Receptions
- 1 Bathroom



**Directions**



# Floor Plan



Gross Internal Floor Area : 47.12 m2 ... 507.19 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

