

MATTHEW JAMES

Residential Sales • Lettings • Management



Willesden Lane, London, NW6 7RD

Asking Price £549,950

We are delighted to offer this spacious, light 3 bedroom flat, set over the third and top floors of this modern development, which is very conveniently located on the Willesden Road, adjacent to Kilburn High Road with a host of transport links, shops, restaurants, cafes and local amenities on the doorstep. The apartment offers great space with scope to improve and a wonderful roof terrace with great views. To be sold chain free and with a 250 year lease to be granted.

Third Floor

Stairs access

Lower Hallway

Features include, a cupboard housing the properties hot water tank, further under stairs storage cupboard, fitted carpet, radiator and pendant light fitting.

Bedroom One



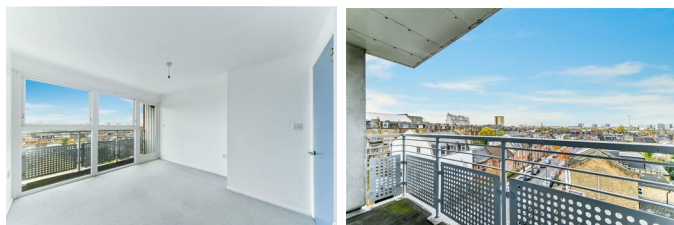
A small double bedroom with fitted carpet, double glazed casement windows to the front of the building, radiator and pendant light fitting.

Bedroom Two



A good sized double Bedroom with fitted carpet, double glazed casement windows to the front of the building, radiator and pendant light fitting.

Bedroom Three



Another good sized double bedroom with fitted carpet, double glazed windows and door, giving access to a private balcony at the rear of the building, radiator and pendant light fitting.

Bathroom



Features include a white suite with chrome fittings, comprising of a panel enclosed bath with both overhead rose and handheld shower fitting, mixer taps and glass shower screen, low flush WC, wash basin mounted into a storage unit, mirrored storage cabinet, wall mounted chrome heated towel rail, frosted porthole window to the front of the building, part tiled walls and linoleum flooring.

Staircase To Upper Level

Carpeted.

Upper Hallway

Fitted carpet, porthole window and pendant light fitting.

Kitchen



A range of wall and base units with stainless steel fittings and grey worksurfaces, incorporating a stainless steel sink and drainer with mixer tap, integrated fan assisted oven/grill with 4 ring ceramic hob and extractor canopy above, spaces for a freestanding fridge/freezer and washing machine, tiled splash-backs, double glazed casement window to the front of the building and linoleum flooring.

Lounge



A dual aspect reception room, split into two separate areas, features include a fitted carpet, pendant light fittings, double glazed casement windows and door giving access to a private balcony at the front of the building, and further double glazed windows and door to the rear of the building, the outside spaces are connected by a walkway around the outside of the lounge, which also gains access to the large communal roof terrace, with amazing views across London.

Exterior



Private roof terrace off the lounge and further communal roof terrace with amazing views across London.

Additional Information

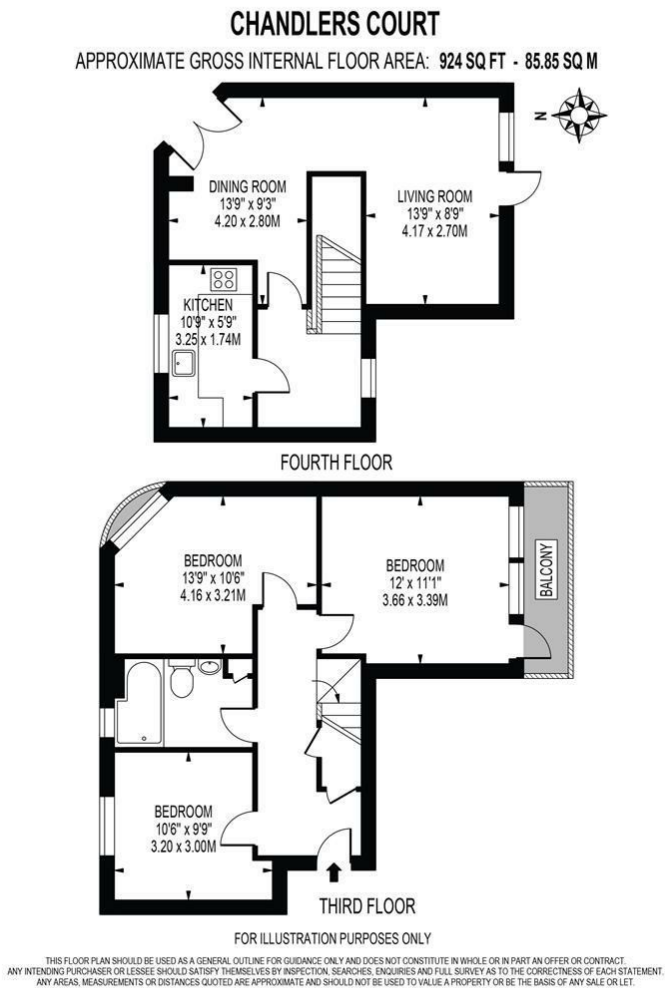
Leasehold - New lease to be granted - 250 years

Zero Ground Rent

Service Charge terms to be agreed.

Brent Council Tax Band: D

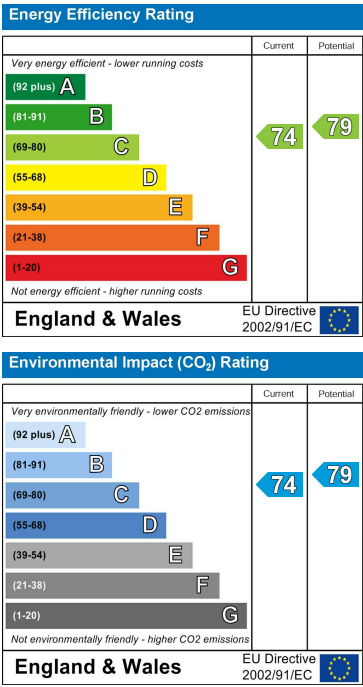
Floor Plan



Area Map



Energy Efficiency Graph



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