

Huddlestone Road, Willesden, NW2

A LOVELY LARGE BRIGHT 2 BEDROOM FIRST FLOOR FLAT:

A lovely, newly decorated 2 bedroom first floor flat with a large reception room with a bay window, 2 good size bedrooms, a 10' long kitchen and modern spacious bathroom/wc plus a separate guest wc.

GAS CENTRAL HEATING (new boiler installed in 2021): DOUBLE GLAZED WINDOWS: LONG LEASE WITH A SHARE OF FREEHOLD: NO CHAIN:



Asking price of £465,000 leasehold with share of freehold

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Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO₂ emissions</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>					
		68	82		
England, Scotland & Wales EU Directive 2002/91/EC					

Energy Efficiency Rating		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>					
		70	80		
England, Scotland & Wales EU Directive 2002/91/EC					



RECEPTION ROOM
16'4" x 13'7" (5m x 4.1m)
into bay window.

Kitchen
10'6" x 8'10" (3.2m x 2.7m)

Bedroom 1
13'6" x 10'6" (4.14m x 3.2m)

Bedroom 2
12'6" x 7'6" (3.8m x 2.3m)

1st Floor
Approximate Area 667Sq ft /62 Sq M

Please note measurements are for guide purposes only
and not to scale.

VIEWING BY APPOINTMENT WITH AGENTS LONDON SALES & LETTINGS

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.