



Reservoir Way, Willesden, NW10 3AY

Keen to sell £875,000 | 3 Bed | 2 Bath | 1 Reception

MAPESBURY

£875,000

Long Leasehold

- 3 Bed | 2 Bath | 1 Rec
- Turn-Key Family Home
- Large Corner Plot Garden
- EV Charging Facility
- Close to Schools
- EPC Rating B
- Private Gated Development
- Modern Handleless Kitchen
- Garden over 1300 Sq Ft
- Allocated Parking Space
- Offered Chain-Free
- Council Tax: Band-E

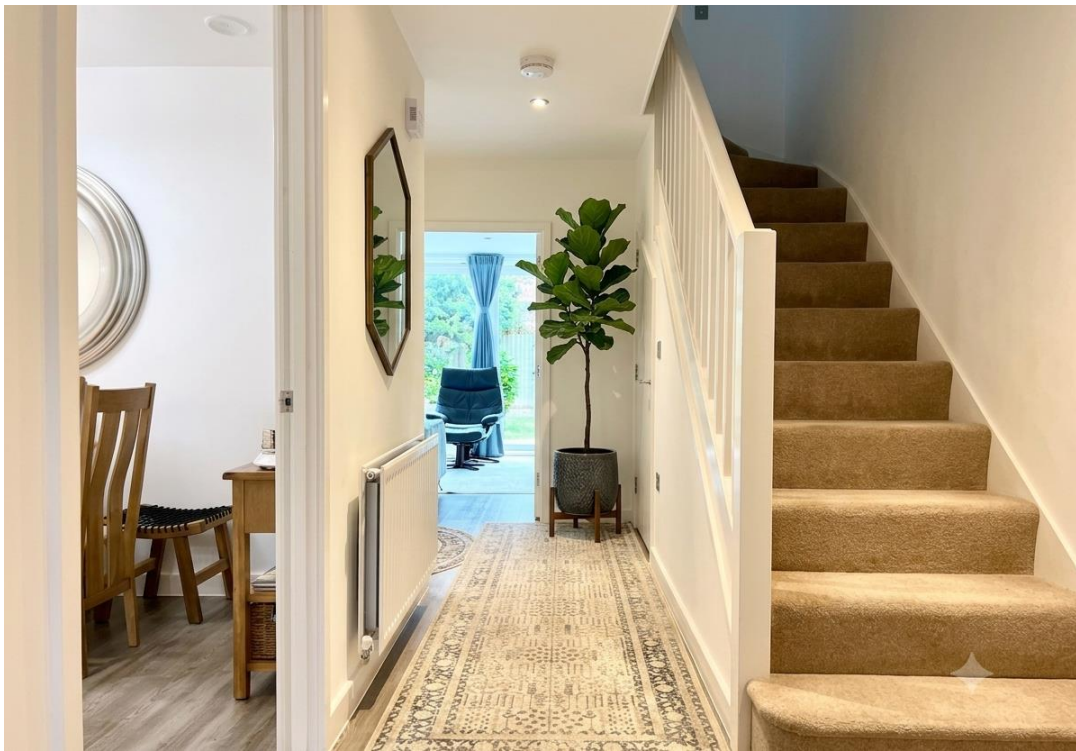
An exceptional opportunity to acquire this beautifully presented three-bedroom end-of-terrace family home, occupying a prime corner position within the sought-after gated development of Reservoir Way, NW10. Built in 2019 and benefitting from a 983-year lease with peppercorn ground rent, this contemporary residence offers an impressive blend of style, comfort and practicality.

Extending to approximately 1,222 sq ft, the property is flooded with natural light and enjoys generous private rear and side gardens, creating a wonderful setting for outdoor entertaining and family living. The thoughtfully designed accommodation comprises a spacious reception and dining room with direct garden access, a sleek contemporary kitchen with integrated appliances, three well-proportioned bedrooms with fitted wardrobes, two modern bath/shower rooms and a guest cloakroom. Further benefits include secure allocated parking, a video entry system and high-quality finishes throughout, providing the convenience and efficiency of a modern home.

Ideally positioned for the amenities of Willesden Green, Dollis Hill and Harlesden, residents enjoy easy access to an array of cafés, restaurants, shops and leisure facilities, including Roundwood Park and Willesden Sports Centre. Excellent transport connections via the Jubilee Line provide swift access to Central London, Canary Wharf and the West End. A rare opportunity to acquire a substantial modern home in one of North West London's most desirable residential settings.

Disclaimer: Certain images have been digitally enhanced and virtually staged with AI for illustrative purposes only.

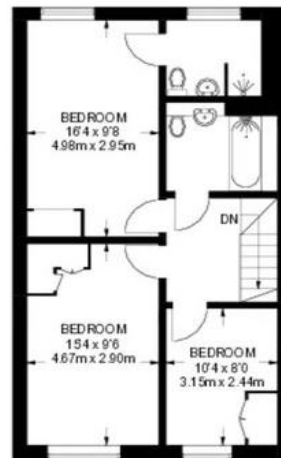




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Ground Floor: 615 Sq Ft (57.1 Sq M)



First Floor: 593 Sq Ft (55.1 Sq M)

Approximate Total Area: 1208 Sq Ft (112.2 Sq M)

This Floorplan has been used for indicative purposes only and is not drawn to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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