



**Walm Lane, Willesden Green, NW2 3BP**

£450,000

| 2 Bed | 1 Bath | 1 Reception

**MAPESBURY**

£450,000

Leasehold

- Top Floor Flat
- Attractive Front Facade
- Fitted Kitchen
- Communal Gardens
- Calling First Time Buyers
- EPC Rating: E
- 2 Bed | 1 Bath
- Detached Purpose Built
- Quiet Residential Street
- Close to Jubilee Line
- Shared Driveway
- Council Tax: Band-C

Located on the Top Floor of this Detached Double-Fronted Victorian House is a Two Bedroom apartment nestled in Willesden Green's notably quiet and leafy Walm Lane. Offering quiet peaceful abode and multiple aspect reception for lateral living in the Mapesbury Conversation area.

This bright spacious flat benefits from a bright reception room with space for dining and relaxing, two bedrooms; one double and one single, a fully fitted kitchen with washing machine, gas cooker and fridge and freezer and a tiled family bathroom with shower. There is access to a communal garden at the rear of the property and the front garden has parking on a first come first served basis.

The property is located a short walk from the cafes, shops and restaurants of Willesden Green and the amenities of Kilburn and West Hampstead are within easy reach. Brent Cross shopping centre with its shops and eateries is a 10 minute drive away. Local amenities include a David Loyds Gym and the green open spaces of Gladstone Park, Mapesbury Dell and Hampstead Heath are a short walk away.

Tenure: Leasehold (approximately 85 years remaining)

Service Charge/Ground Rent: £1500 per annum

Transport Links: Tube Station: Willesden Green (Jubilee Line)

All viewings strictly via prior appointment with Mapesbury.





