

Wenlock & Taylor



Hoveden Road, Mapesbury Conservation Area,
Willesden Green, London, NW2 3XE

£499,950



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Situated a stone's throw from the beautiful award winning Mapesbury Dell park, this bright 709 sq.ft (66 sq.m) approx Ground Floor converted Flat within this Edwardian style property comprises 1 double bedroom with fitted wardrobes, 18ft southwest facing reception room, kitchen/breakfast room, contemporary style bathroom/wc and 50ft rear garden. The flat is equipped with double glazed windows, laminate flooring, period style features and is offered with no upper chain. Situated within the ever popular Mapesbury Conservation Area, near to Willesden Green (Jubilee Line) station and the multiple shops, bus routes of Cricklewood Broadway and Walm Lane. Tenure is Leasehold (100 years unexpired). Annual service charge details awaited. Council Tax Band 'C' (London Borough of Brent). Pre-current front external scaffolding pictures shown.



COMMUNAL ENTRANCE HALL

FLAT ENTRANCE & HALLWAY with laminate floor, concealed radiators, recessed store cupboard, understairs tore cupboard.

RECEPTION 18'3 (to bay) x 13'3 (5.56m (to bay) x 4.04m) southwest facing room with double glazed windows, ceiling coving, radiator.



BEDROOM 15'1 x 9'5 (4.60m x 2.87m) with fitted mirrored wardrobes, ceiling coving, radiator, double glazed patio doors leading to side-return/rear garden.

KITCHEN/BREAKFAST ROOM 12'6 x 10'2 (3.81m x 3.10m) with inset sink/drain, wall and base cupboards, work surface,

central heating boiler, cooker point, laminate flooring, double glazed door to rear garden.

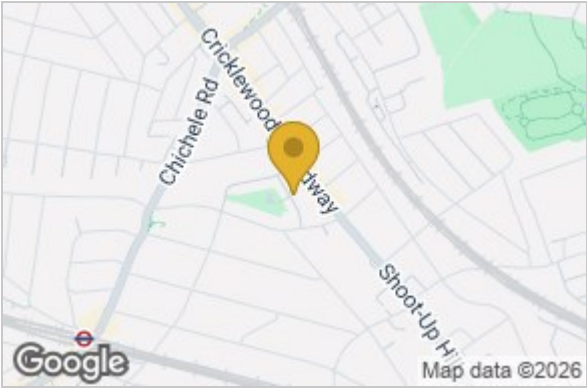
BATHROOM/WC contemporary style bathroom with bath and shower attachments and mixer, wash hand basin with cupboard under, wc, towel radiator, tiled splashback and floor, double glazed windows.

GARDEN at rear 50ft (visual estimate). sole use.

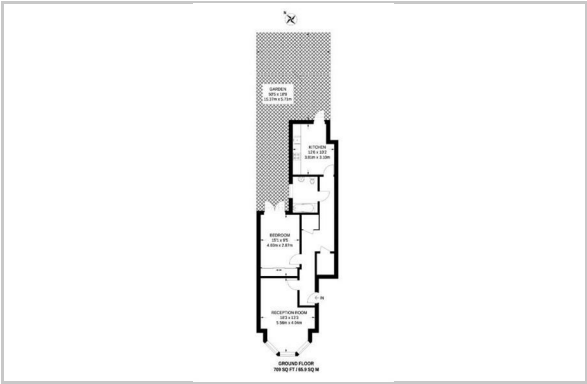
TENURE - LEASEHOLD The tenure is Leasehold for a term of 125 years from 1st January 2015. Ground rent and service charge details awaited.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

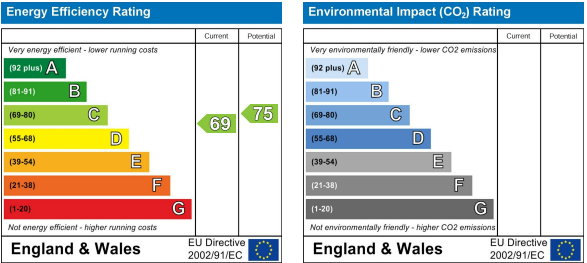
Area Map



Floor Plan



Energy Efficiency Graph



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