



Kings Road, Willesden, NW10 2BL

Asking Price £835,000

Subject to Contract

- Three/four bedrooms
- Dining room
- Bathrooms on both levels
- Double glazing throughout
- Timber style flooring

- Two reception rooms
- Kitchen
- South facing rear garden
- Gas central heating

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) 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>		
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Blank canvass... spacious three/four-bedroom house, in need of modernisation with sizable south facing rear garden, boasting a new roof, and the potential to extend to the rear and into the loft subject to the usual consent. In a broad attractive, quiet tree-lined road Close to Public Transport facilities.

The property boasts over 1525 sq ft of living space, comprising high ceilings in both reception rooms, dining room, separate kitchen, and two bathrooms. The property has excellent scope to redevelop or convert into flats subject to the necessary planning consents.

Located close to local schools and amenities, transport links include; Willesden Green & Dollis Hill stations (Jubilee Line) as well as easy access to the A406 and M1.

The property is chain-free and sold with vacant possession.



Tenure Freehold

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Viewing by appointment , through joint sole agents Warwick Estate Agents



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