



## Willesden Lane, , London, NW2 5RZ

- Two Bedroom Two Bathroom Top Floor Apartment
- Gated off-street parking
- Over 945 sq.ft. of internal living
- Close proximity to Willesden Green Jubilee line & local amenities
- Well-maintained residential building
- Lift access
- Built in sound system
- Long lease attached

Asking Price £550,000

**HUNTERS**  
HERE TO GET *you* THERE

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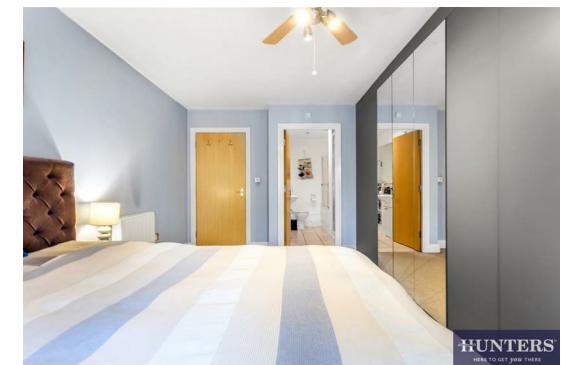
## DESCRIPTION

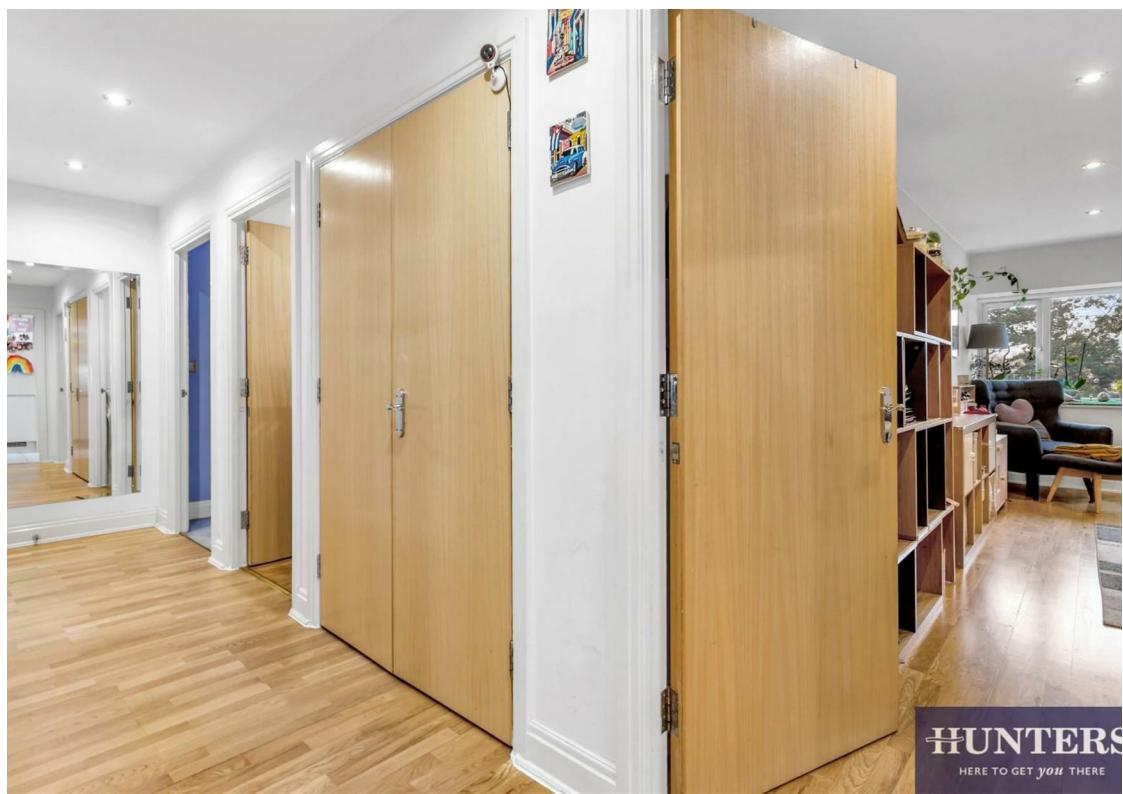
A spacious two double bedroom, two bathroom top floor apartment, with lift access, set within a well maintained and gated building on Willesden Lane.

Over looking trees this tranquil & private property only shares one wall with an adjacent flat. This home also offers 945 sq.ft of accommodation and consisting of a large reception/dining area, a open-plan kitchen, two double bedrooms, ample storage and two bathrooms including an en-suite to the primary bedroom.

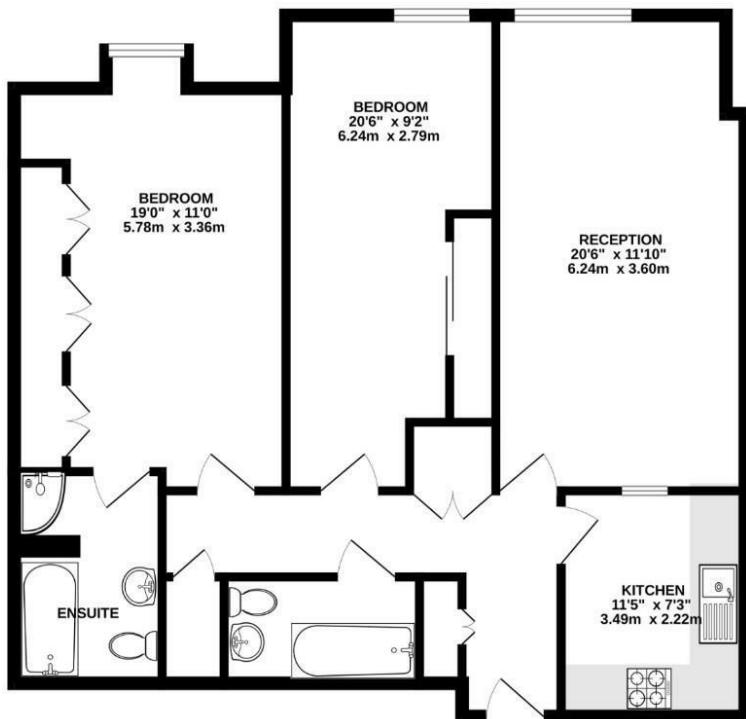
The apartment is presented in excellent decorative order. Sold with a lease in excess of 950 years and a private, allocate parking space.

Situated on Willesden Lane, with easy to access to Willesden Green station. Queens Park is also within easy reach as are the extensive range of shops, bars and restaurants on Kilburn High Road and in Willesden.





THIRD FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan detailed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [westhampsteadsales@hunters.com](mailto:westhampsteadsales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.