



**Roundwood Road, Willesden, NW10**

Offers above £400,000 | 2 Bed | 1 Bath | 1 Reception

**MAPESBURY**



**Offers above £400,000**

**Long Lease**

- 2 Bed|1 Bath|1 Rec
- High Ceilings
- Gas Central Heating
- Ideal for First Time Buyers
- Scope to Extend STP
- Ground Floor Flat
- Bay Windows (Double Glazed)
- South Facing Garden
- Close to Park & Schools
- Leasehold 180 Years

Highly coveted charming 2 Bedroom Victorian Conversion Flat with a peaceful South Facing Garden boasts Bay Windows and High Ceilings throughout in Roundwood Park. Positioned moments to the local amenities with Bus Links and the Jubilee Line.

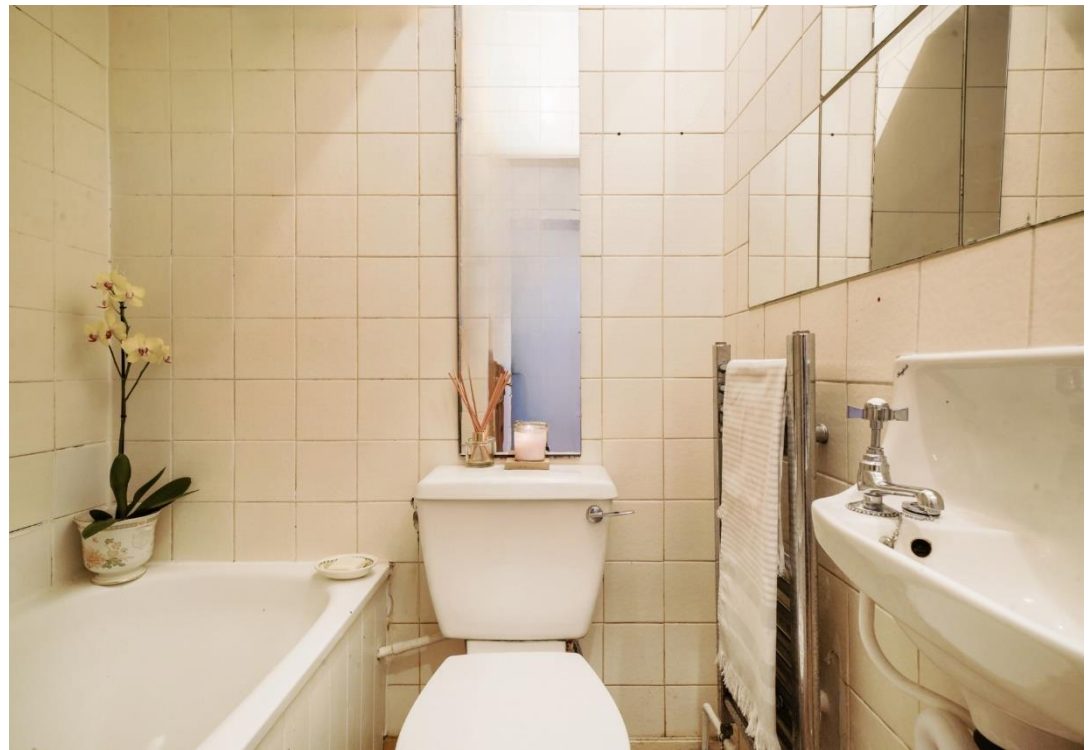
The property is presented on the Ground Floor of this Victorian Conversion and comprises of 2 Spacious Double Bedrooms boasting High Ceilings, Natural Lighting and ample storage space, a Double-Aspect Open-Plan Kitchen with breakfast bar and Reception area leading onto Private Patio/South Facing Garden. Further benefits from Wooden Flooring Throughout, High Ceilings, Gas Central Heating, Double Glazing and Security Alarm System.

The local High Street amenities of Church Road are within walking distance and local Schools are close by. Brent Cross Shopping Centre and Westfield Shopping Centre are a short drive away and the high street shops of Central London are a few stops away via Dollis Hill Underground Station. There are excellent bus Links and the Jubilee Line is close by with the North Circular and M1 in easy reach for fast access into and around the City.

Council Tax: Band-C (£1810)







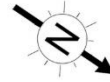
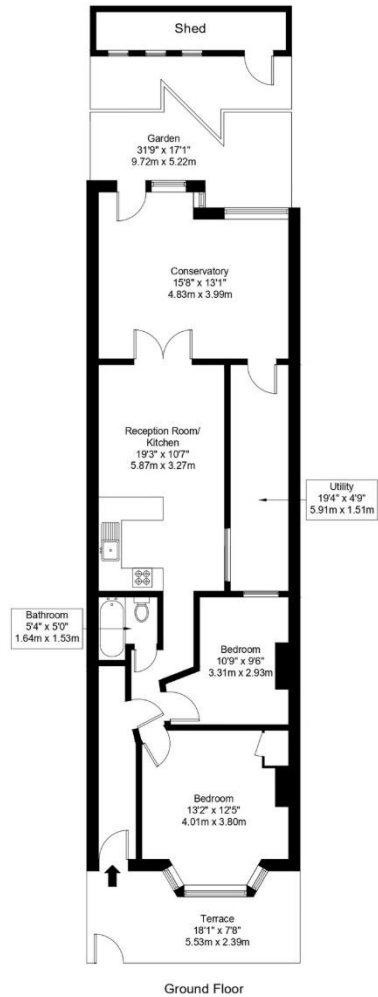
# Roundwood Road, NW10 9TJ


Approx Gross Internal Area = 64.52 sq m / 694 sq ft

Garden = 51.37 sq m / 552 sq ft

Terrace = 11.64 sq m / 125 sq ft

Total = 127.53 sq m / 1372 sq ft



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92-100)                                    | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   |           |
| (69-80)                                     | <b>C</b> | 71  | 77        |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> |   |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC  |           |

## MAPESBURY

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Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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