



Reservoir Way, Willesden, NW10 3AY

Offers Over £699,950 | 3 Bed | 2 Bath | 1 Reception

MAPESBURY

Offers Over £699,950 Long Leasehold

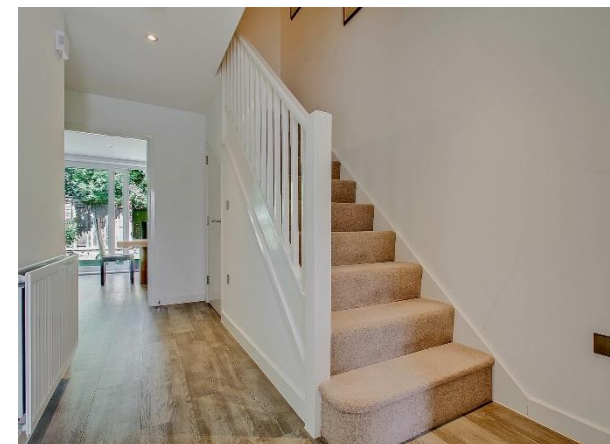
- New Family Home
- Modern Interiors
- Private/Communal Garden
- Allocated Parking|EV charger
- Close to Roundwood Park
- EPC Rating B
- 3 Bed|2 Bath
- Private Gated Development
- Fully Fitted Kitchen (AEG)
- Chain-Free
- Close to Overground/Jubilee
- Council Tax: E

Early viewings highly recommended for this rare opportunity to acquire this modern turn-key Three bedroom Family home nestled in a quiet gated development the highly sought after popular 'Reservoir Way'.

The property offers spacious and versatile accommodation arranged over two floors boasting over 1100 Sq Ft of lavish living space for a growing family. On the Ground Floor you are greeted by a charming front garden/patio area and as you enter the hallway you will have sight of the beautiful Greenery of the Rear Garden. The hallway leads you onto a large Modern Fully Fitted Kitchen with integrated AEG appliances, a beautiful bright reception room with direct views and access to a private Rear Garden and a convenient Downstairs WC. The First Floor features a wide landing/hallway with three well-proportioned bedrooms, including a generous principal Master Bedroom (en-suite) with ample built-in storage and a contemporary fully tiled family size bathroom.

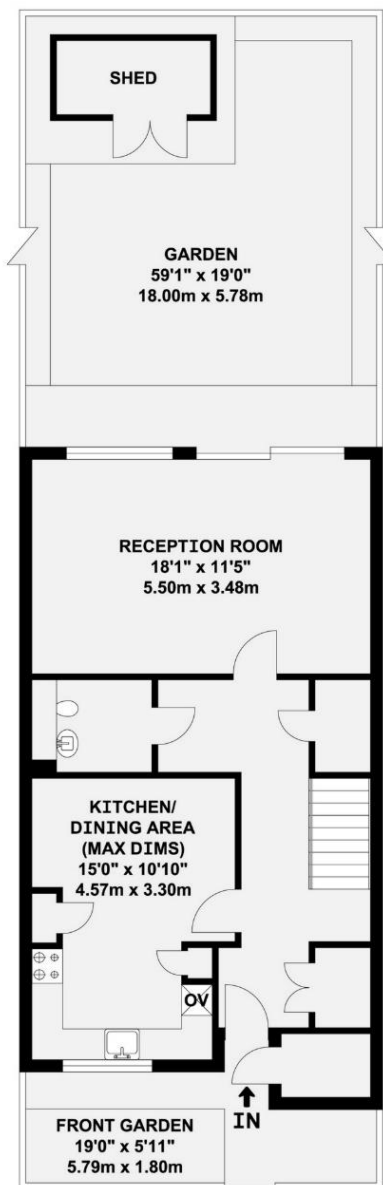
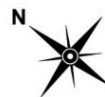
Further benefits include Double Glazing, Gas Central Heating, allocated parking and ample storage throughout. The home is perfect for families, first-time buyers or buy2let investors seeking a low-maintenance, move-in-ready property in a growing area.

Located close to local amenities, schools and excellent transport links including Willesden Green (Jubilee Line), Kensal Rise (Bakerloo Line and London Overground) and easy access to the North Circular (A406), A40 and Central London.

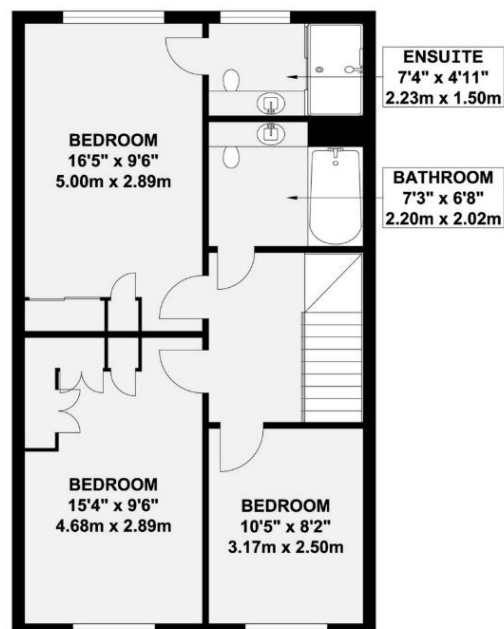




RESERVOIR WAY
LONDON NW10



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1158.30 SQ. FT / 107.61 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED 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.
FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk