



## 1 bed flat to buy in NW6

172-174 Willesden Lane, London, NW6 7PJ

**£300,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Spacious Apartment
- ✓ Chain Free
- ✓ Top Floor
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Located in a well-maintained, low-rise, three-story purpose-built block, this bright and spacious one-bedroom apartment offers comfortable living in a highly convenient location. The property is a great investment opportunity and is currently tenanted, achieving £1,650 per calendar month.

Situated on the second (top) floor, the property features a large reception room, perfect for relaxing or entertaining. The separate modern fitted kitchen is well-appointed, while the modern white bathroom adds a stylish touch. A rare advantage of this property is the inclusion of a single garage, providing valuable parking and storage space. Ideally positioned just a short walk from Kilburn Jubilee Line Station and Queens Park, this home offers excellent transport links and easy access to local amenities.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 966

Annual Service Charge Amount: £2,447.00

Price: Starting Bid £300,000

Property Type: Flat

Parking: Garage, Permit Parking

Year built: 1950

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

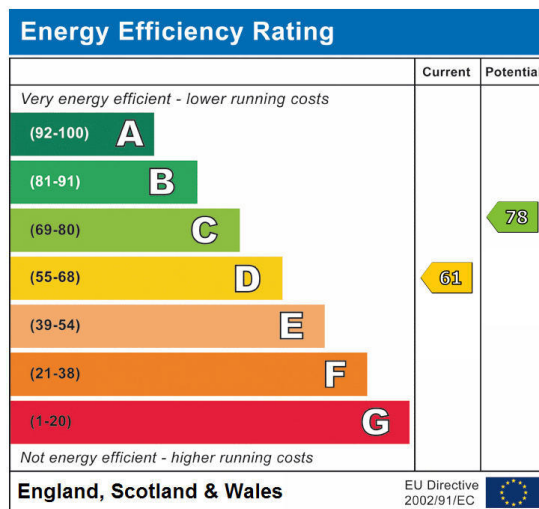
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



172-174 Willesden Lane, London, NW6 7PJ

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

