



## 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

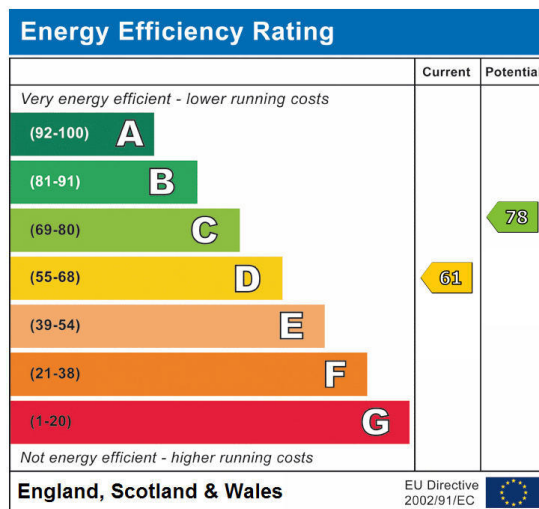
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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