



MILE



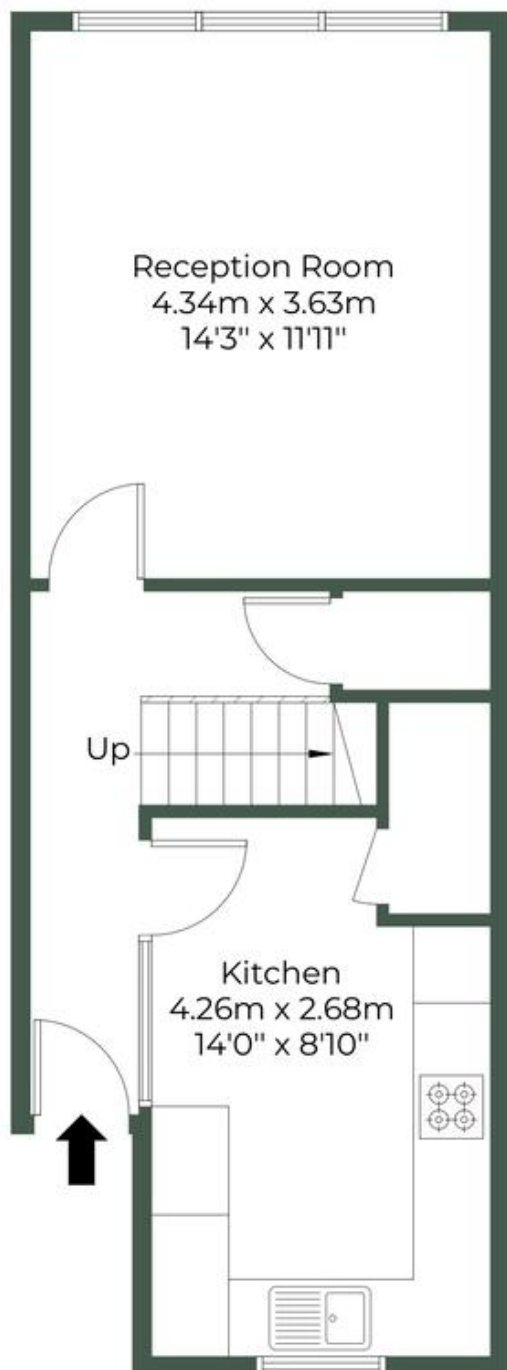
Willesden Lane, London NW2 £450,000 Leasehold

Welcome to Yates Court. This charming two-bedroom, split-level apartment offers a unique living experience in a sought-after private development. With its own entrance, the property boasts a spacious eat-in kitchen, a separate reception room, and a private balcony accessible from one of the bedrooms. Enjoy the tranquillity of the communal garden, and take advantage of the convenience of first-come, first-served off-street parking. The apartment is chain-free, with a 179-year lease, a service charge of £800 per annum, and a ground rent of just £10 per annum. Located in desirable Willesden Green, Yates Court is within walking distance of Brondesbury Park and Willesden Green stations, making commuting a breeze. The neighbourhood offers a blend of urban convenience and residential charm, with nearby parks, cafés, and shops providing a welcoming community atmosphere. Perfect for those seeking a blend of comfort and accessibility, this property is a fantastic opportunity.

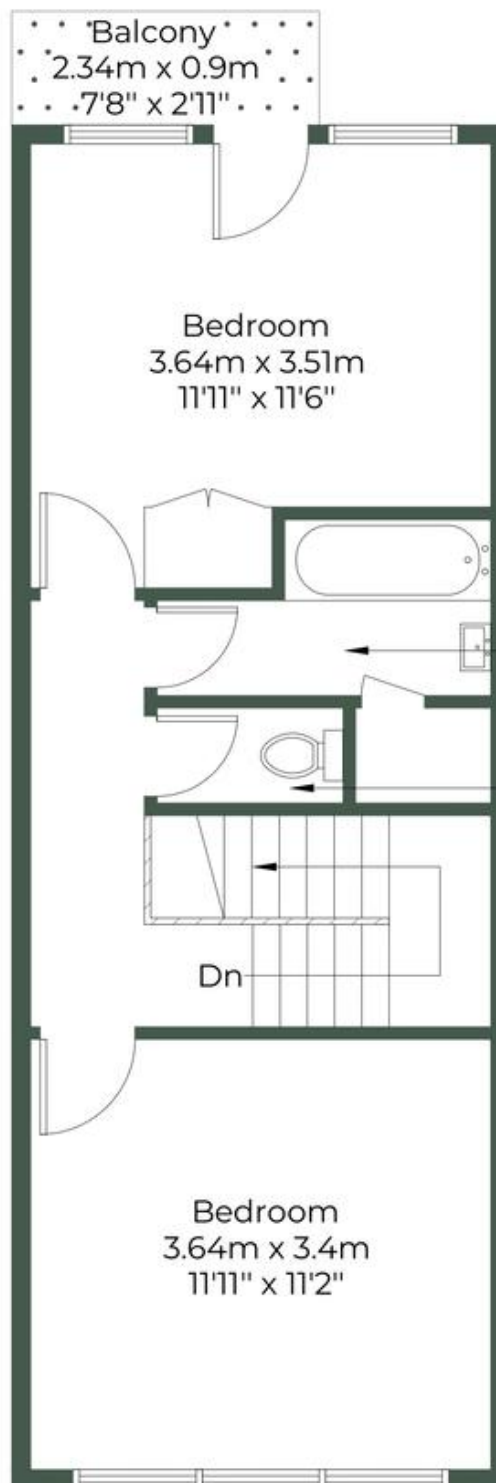
- Split level apartment
- Two double bedrooms
- Good condition
- Private development
- Communal garden
- 179 year lease
- £800 per annum service charge
- Own entrance
- Chain Free
- Close to shops and transport

WILLESDEN LANE, NW2 5RH

Approximate Gross Internal Area = 74.5 sq.m / 802 sq.ft



Ground Floor



First Floor



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.