



Windsor Road, London, NW2 5DT

£450,000 Leasehold

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Two bedroom first floor maisonette | Lease of 112 years remaining | No service charge payable / £200 ground rent | Ideal for first time buyers | Ready to move in condition | Close to transport and amenities

Empire Estates are pleased to market this delightful two bedroom first floor maisonette in the heart of Willesden Green. Windsor Road offers two bedrooms, a large family bathroom and a fully fitted kitchen. The property is superb for first time buyers and is in ready to move in condition.

The flat is superbly located off Willesden High Road and close by to Walm Lane, with shops, restaurants and Sainsbury's all at your doorstep.

Approximately 8/10 minutes walk to Willesden Green underground station - Jubilee Line - zone 2 or approximately 6/8 minutes walk to Dollis Hill underground station - Jubilee Line- zone 3. There is also a good choice of bus routes which operate along Willesden High Road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	68 D
39-54	E		
21-38	F		

In accordance with the Property Misdescriptions Act (1991) our particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out structural survey and the services and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



12-14 High Road | Willesden | NW10 2QG

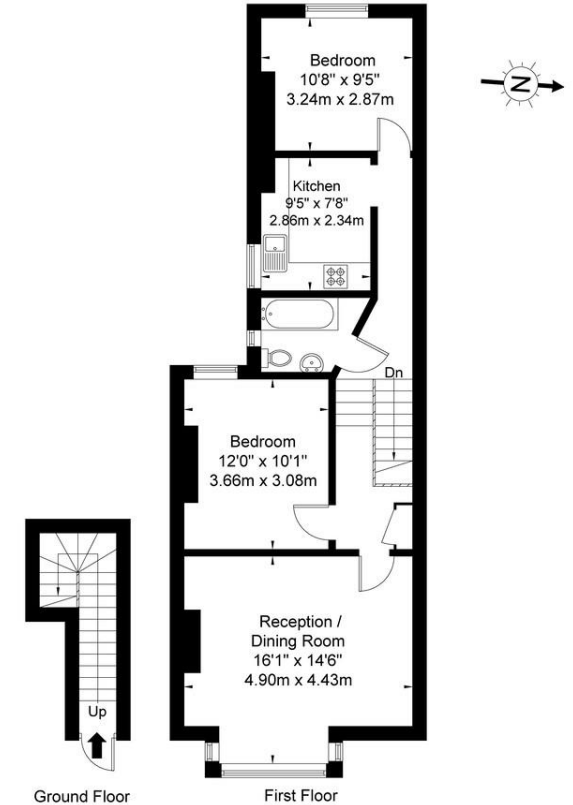
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Approx Gross Internal Area = 68.2 sq m / 734 sq ft



Ground Floor First Floor
Ref Copyright BLEU PLAN

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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