



Teignmouth Road, NW2

Offers in Excess Of £500,000 *Share of Freehold*



A wonderful two bedroom flat located on the top floor of a period conversion, right in the heart of the Mapesbury Estate and a short walk to Willesden Green tube station.

#### KEY FEATURES

- TOP FLOOR FLAT
- SHARE OF FREEHOLD
- TWO BEDROOMS
- MAPESBURY CONSERVATION AREA
- SHORT WALK TO JUBILEE LINE
- NO UPPER CHAIN
- PERIOD CONVERSION



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

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### DESCRIPTION

This lovely flat is located and occupies the entire top floor of this Edwardian conversion, and comprises of a large reception and dining room, with beautiful feature fire place as the focal point of the room. The kitchen is separate, offering ample storage and counter space. Both bedrooms are doubles, with the principle bedroom benefitting from fitted wardrobes. Finally, the bathroom is a fully tiled modern three piece suite, with towel radiator and storage cupboard.

The property benefits from no upper chain and share of freehold tenure.

Tenure: Share of Freehold  
Council Tax: Brent (Band D).







## LOCATION

The Mapesbury estate is a stunning conservation area in the heart of Willesden Green. With easy access to the Jubilee line station, you can be in the City very quickly. Walm Lane has an array of amazing restaurants and coffee shops. The large Sainsbury's is also a short distance away. Other surrounding areas, such as West Hampstead, Queens Park and Notting Hill are easily accessible too. For drivers, the A406 and A40 are within easy reach too.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250017>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

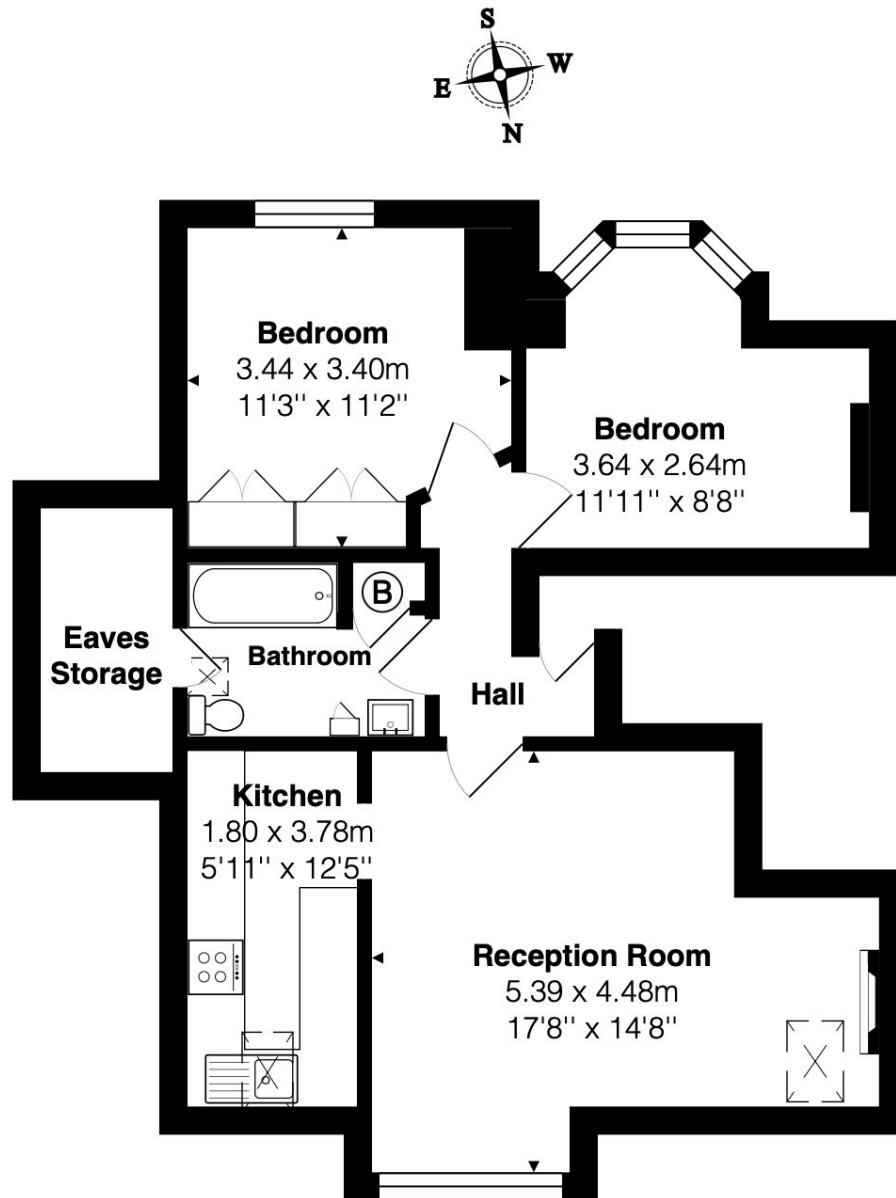
**Tenure:** Share of Freehold

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D (Brent)

**EPC rating:** C



## 2nd Floor

Total Area: 65.2 m ... 702 ft

All measurements are approximate and for display purposes only

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