



High Road, Willesden, NW10 2TE

Asking Price £279,950



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This first-floor flat on High Road, Willesden (NW10 2TE), is conveniently located above a shop and offers excellent potential. It comprises two bedrooms (one double with built-in cupboard and one single), a reception room, kitchen and bathroom with shower cubicle, pedestal basin and WC. While in need of some modernisation, it benefits from gas central heating, a private lobby entrance and the reassurance of major works in progress, with the vendor contributing £25,000 toward a new roof and double-glazed windows. Just 0.4 miles from Willesden Junction Station (Bakerloo Line & London Overground), the property enjoys excellent transport links and is close to shops, diverse dining and green spaces such as Roundwood Park. Leasehold with 112 years remaining, Council Tax Band C (£1,896 pa), ground rent £50 pa and service charge £350 pa. A well-located home with scope to improve and long-term value from essential building upgrades.

- First Floor Flat
- Two Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Close to Shops and station



INTERNALLY

This first floor flat situated about a shop would benefit from some modernisation. Door of property opens into lobby with stairs to first floor. The property comprises of a hallway with doors to reception room, a double bedroom with a built in cupboard and a single bedroom, kitchen and a bathroom with a shower cubicle, pedestal basin and wc. The property has gas central heating.

LOCATION

The flat is situated above a shop in the high street and Willesden Junction Station is only 0.4 of a mile away

Additional Information

The owner of this property has informed us he is paying £25,000 toward a new roof and double glazed windows and that the work is now in progress.

- Leasehold - 112 years remaining
- Council Tax Band C £1896 per annum
- Ground Rent £50 per annum
- Service Charge £350 per annum
- (all above as advised)



Council Tax Band: C

Leasehold

Floor Plan

45b, High Road Willesden, NW10

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft

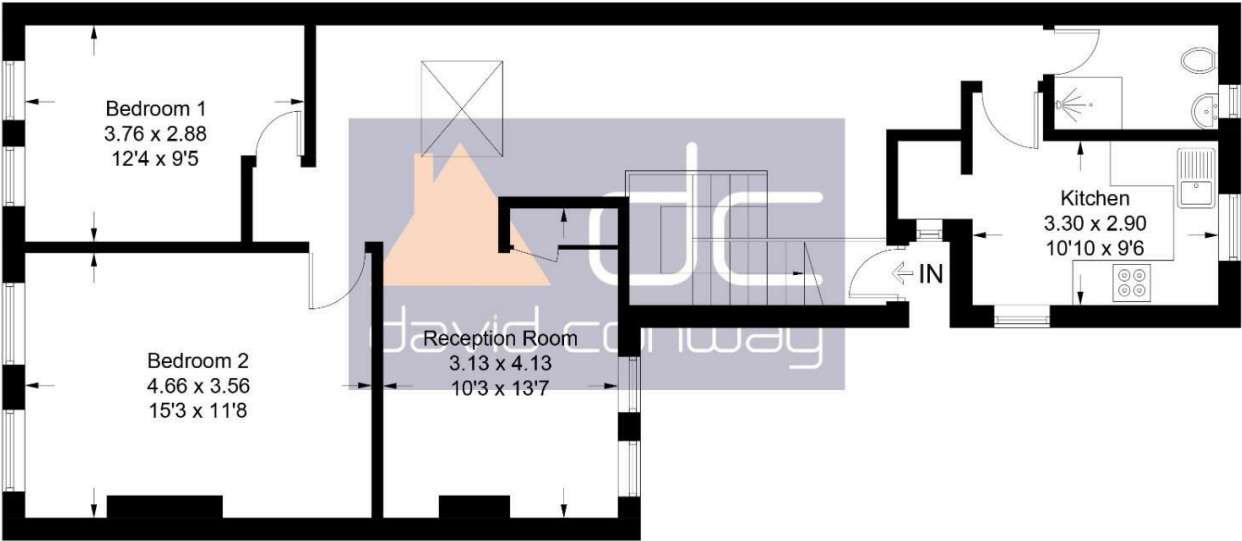


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2025 (ID1169239)

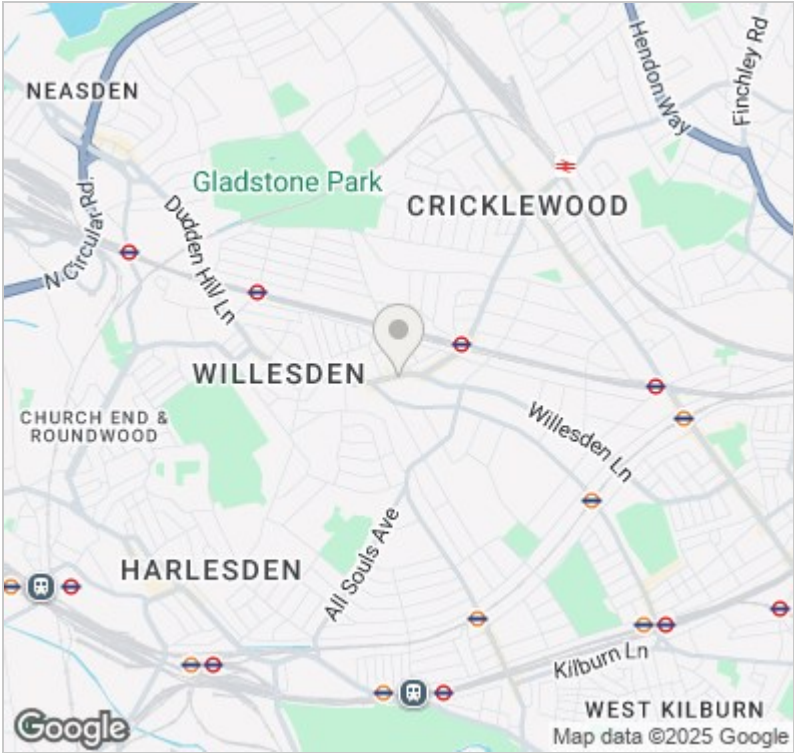
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

