



High Road, Willesden, NW10 2TE

Asking Price £325,000

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This first-floor flat on High Road, Willesden (NW10 2TE), is conveniently located above a shop and offers great potential. The property features two bedrooms (one double with a built-in cupboard and one single), a reception room, a kitchen, and a bathroom with a shower cubicle, pedestal basin, and WC. While in need of some modernisation, it benefits from gas central heating and a private lobby entrance. Situated in a vibrant area, it is just 0.4 miles from Willesden Junction Station, providing excellent transport links via the Bakerloo line and London Overground. The area boasts diverse dining options, local shops, and nearby green spaces such as Roundwood Park. Leasehold with 112 years remaining, the property falls under Council Tax Band C (£1,810 per annum), with a ground rent of £50 per annum and a service charge of £350 per annum. An ideal opportunity for buyers seeking a well-located home with scope for improvement.

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



INTERNALLY

This first floor flat situated above 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

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

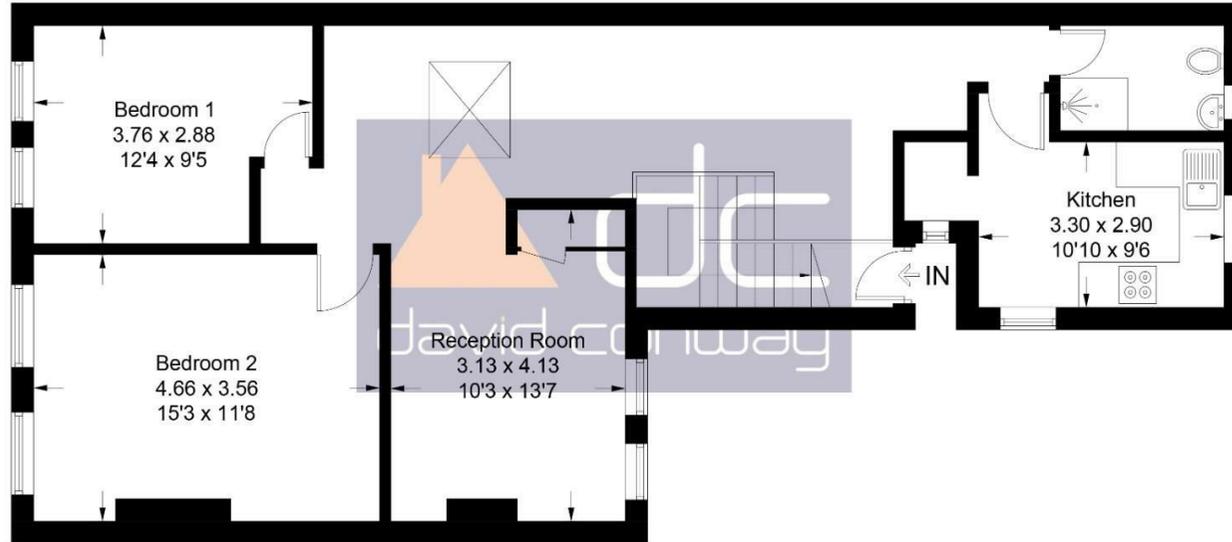


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2025 (ID1169239)

Viewing

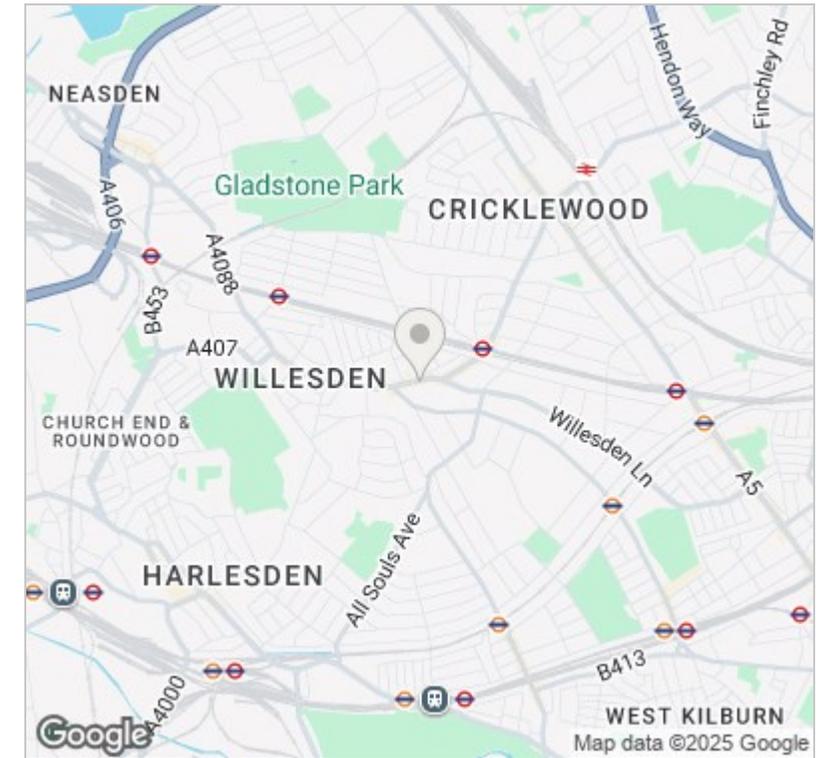
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	