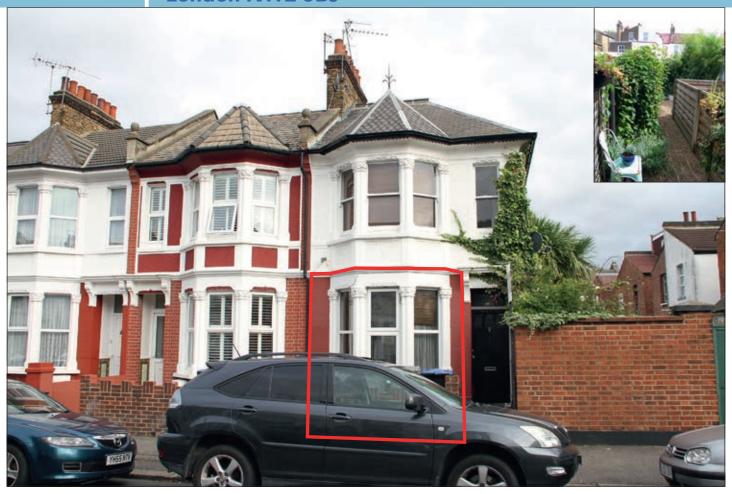
Garden Flat 1, 2 Buxton Road, Willesden Green, London NW2 5BJ

*Reserve below £180,000



SITUATION

In this popular and highly sought after residential area just a short walk from Willesden High Road and Willesden Green Underground Station (Jubilee Line), approx. 1 mile of Brondesbury Park Main Line Station and being just 4 miles north-west of central London.

The area has improved considerably over the last few years and Willesden High Road now boasts an eclectic mix of cafés, restaurants and excellent local shopping.

PROPERTY

Forming part of an attractive end of terrace Victorian building comprising a **Self-Contained Ground Floor Studio Flat** featuring an attractive moulded ceiling, uPVC replacement windows, fully fitted kitchen, entryphone, together with a **private section of rear Garden**.

ACCOMMODATION (Floor Plan available upon request)

Ground Floor Studio Flat

Living Room/Bedroom
Open Plan Kitchen
Shower Room/WC
GIA Approx. 237 sq ft

Plus Rear Garden Section

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 25th December 2007 at a ground rent of £100 p.a. doubling every 25 years (with 25% Share of Freehold).

Offered with FULL VACANT POSSESSION



Vacant Studio Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

VENDOR'S SOLICITORS
Slater Heelis LLP – Tel: 0161 975 3838
Ref: M. Fox – Email: mike.fox@slaterheelis.co.uk