



DONNINGTON COURT, DONNINGTON ROAD

WILLESDEN, LONDON, NW10 3TJ

PRICE £390,000



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A spacious and well presented 831 sq.ft (77 sq.m) approx 7th floor flat within this secure modern purpose built block moments from Roundwood Park, King Edwards Park/Willesden Sports Centre. Comprising 2 double bedrooms (one with built in wardrobes), 20ft reception with open plan access to the kitchen, bathroom/wc and 9'0 x 8'9 private balcony with views across North West London. This development has concierge service and is situated near to the shopping facilities of High Road, Willesden and (Jubilee Line) station at Willesden Green. Alternatively a 45% share ownership is available if preferred (stc). Tenure is Leasehold (105 years unexpired). Council Tax Band is 'D' (London Borough of Brent). Latest annual service charge £3887.16 approx.



COMMUNAL ENTRANCE & STAIRS/LIFT TO 7TH FLOOR

FLAT ENTRANCE & HALLWAY with radiator, entryphone, 3 built in cupboards (one with water cylinder and another containing electric consumer unit).

RECEPTION 20'8 x 13'3 (6.30m x 4.04m) with double glazed windows, open plan access to kitchen and private balcony/outside space.

BEDROOM 1 14'3 x 10'10 (4.34m x 3.30m) with recessed built in wardrobes, double glazed windows.

BEDROOM 2 14'1 x 10'1 (4.29m x 3.07m) with double glazed windows.

KITCHEN 14'9 x 6'0 (4.50m x 1.83m) with inset sink, wall and base cupboards, work surface, ceramic hob/oven, plumbing for washing

machine, tiled splashback, double glazed windows.

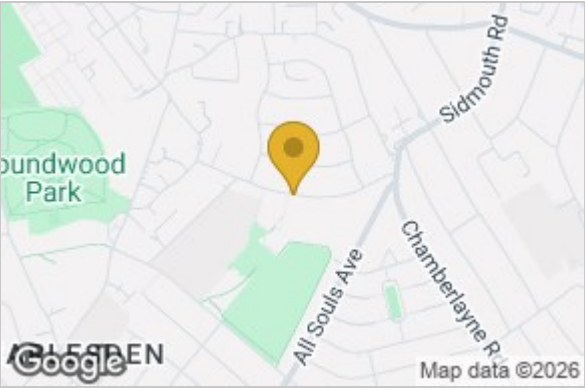
BATHROOM/WC with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled splashback, towel rail, extractor fan.

BALCONY/OUTSIDE SPACE 9'0 x 8'9 (2.74m x 2.67m) Private balcony with far reaching views across North west London.

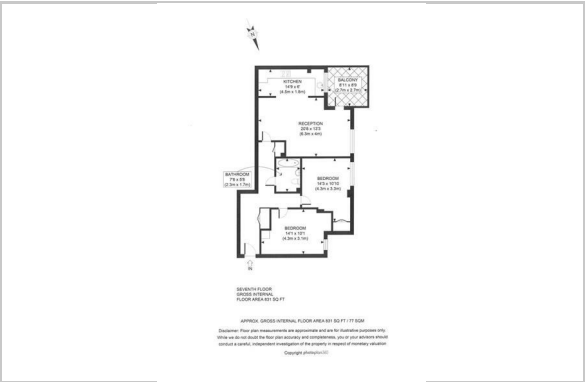
TENURE - LEASEHOLD The tenure is Leasehold for a term of 125 years from 29th September 2006 (105 years unexpired). Ground rent £10 per annum. Last annual Service Charge £3887.16 approx.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

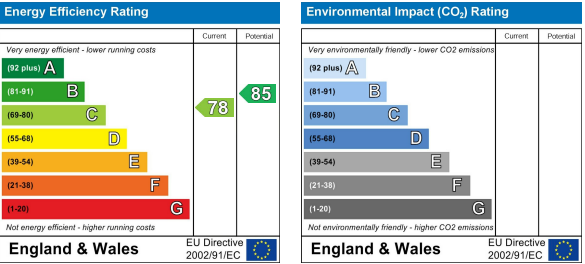
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.