



Lechmere Road, Willesden Green, NW2

Must be seen £475,000 | 2 Bed | 1 Bath | 1 Reception

MAPESBURY

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Leasehold

- 2 Bedroom Flat
- Private Garden
- Chain Free
- Close to Tube (Jubilee)
- Quiet Cul-De-Sac
- Wooden Floors
- High Ceilings
- Quiet Cul-De-Sac
- Close to Schools/Shops
- Ideal for First Time Buyers

This well-presented garden flat, located on the quiet, leafy cul-de-sac of Lechmere Road in Willesden, offers bright, modern interiors and peaceful living space, perfect for a discerning buyer.

The ground-floor property features two spacious double bedrooms with high ceilings, natural light, and ample storage. The attractive reception room includes beautiful bay windows, and the fully fitted kitchen adds to the home's appeal. Additional benefits include wooden flooring, double glazing, gas central heating, and dual access to a private patio/garden.

Moments from Gladstone Park, Queens Park, and Hampstead Heath, the flat is also within walking distance of local amenities, schools, and eateries. Transport links include Willesden Green Underground, Brondesbury Park Overground, and the Jubilee Line, offering easy access to central London.

Council Tax (Band C)

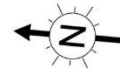
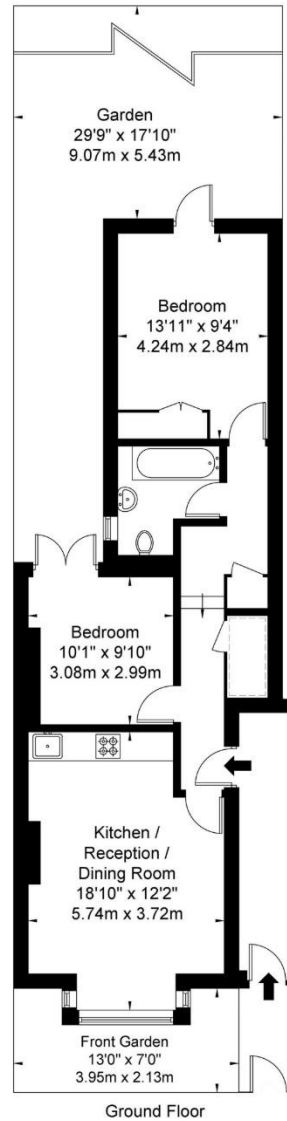
Ground Rent/SC: £450/£1992 per annum





Lechmere Road NW2 5DA


Approx Gross Internal Area = 59 sq m / 635 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

MAPESBURY

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