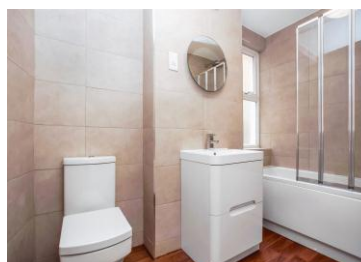


Outgate Road, Willesden Junction, NW10

Monthly Rental Of £1,375.00 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



### Summary:

Ivy Gate are pleased to offer this fantastic refurbished two bedroom garden apartment on the ground floor of a mid terraced period style house. The property benefits from a private contemporary rear garden, a new lease, double glazed windows throughout and is only a short stroll of Roundwood Park. This charming property offers over 509sq" of living space, benefiting from high ceilings in reception room into bay window, separate open plan luxury kitchen with compound worktops and white lacquered wall & base units and a luxury 3 piece bathroom newly fitted with large Sandstone style tiles. The beautiful ground floor apartment is located within catchment area of sought after outstanding schools including St Joseph's Roman Catholic and Mitchell Brook. It is also set in a residential side Road and in close proximity of Roundwood Park with its Organic café, local shops, restaurants and transport links, 0.6 mile from Neasden and 0.6 mile from Dollis Hill Underground Stations.

**In catchment of Outstanding schools**

**Fully modernised**

**Two bedrooms**

**New bathroom**

**New kitchen**

**Private rear contemporary garden**

T: 0208 213 3200 | E: borehamwood@ivygate.co.uk | Ivy

ivygate.co.uk

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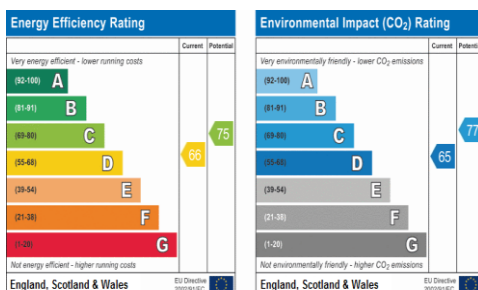
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Tenure: Leasehold

Council Tax: B

Local Authority:

EPC Rating: D

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.