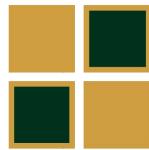


RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



35A Dean Road
, London, NW2 5AB

GUIDE PRICE £650,000 - £700,000

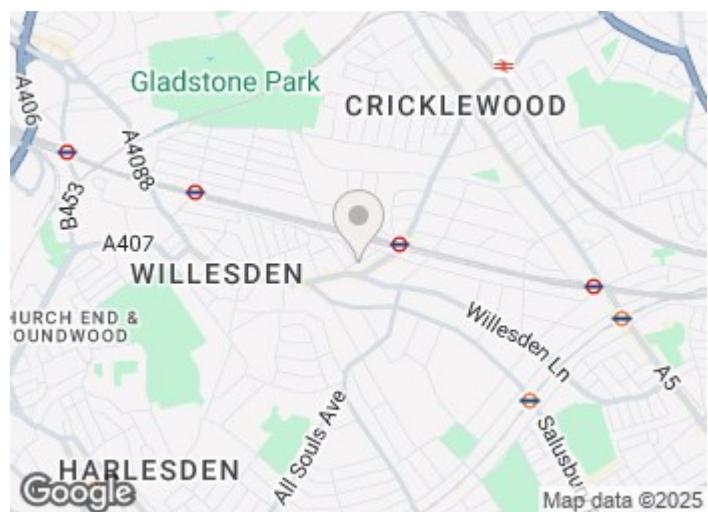
Situated on the ground floor of this attractive period property is this extremely spacious, charming three-bedroom garden flat which is offered for sale with a share of freehold and no upper chain. The accommodation comprises a welcoming entrance hall, a spacious light filled bay-fronted living/dining room with high ceilings and a feature fireplace, a well-equipped kitchen, three bedrooms, a family bathroom, and a delightful rear garden with side return which offers scope for extension (STPP).

Conveniently located, the property is just a short stroll from the vibrant Walm Lane High Street, where you'll find a wide variety of shops, restaurants, and cafes. Willesden Green Station (Jubilee Line, Zone 2) is approximately 0.2 miles away (4 mins walk), making this property an ideal choice for commuters. Additionally, the green open spaces of Gladstone Park, complete with an outdoor gym, tennis courts, and a café, are just a short distance away.

Guide Price £650,000



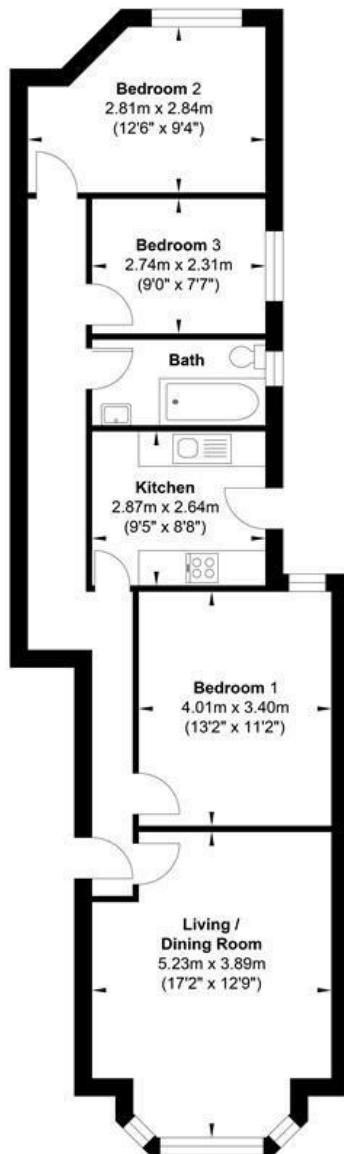
35A Dean Road
, London, NW2 5AB



Directions



Floor Plan



Ground Floor

Gross Internal Floor Area : 75.88 m² ... 817 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	