



## 2 bed apartment to buy in NW2

Staverton Road, London, NW2 5EY

**£360,000** Starting Bid

🛏 x2 🪑 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedroom split-level
- ✓ Large Double bedrooms
- ✓ Leasehold
- ✓ Between Willesden Green and Brondesbury
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £360,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled on the charming Staverton Road in London, this delightful property offers a perfect blend of comfort and convenience. Spanning an impressive 645 square feet, the residence features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the bustling city. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The bathroom is well-appointed, ensuring that all your daily needs are met with ease.

The property also enjoys the benefit of a communal garden, a rare find in London, offering a tranquil escape from the city's hustle and bustle. Situated in a desirable location, this home is well-connected to local amenities, transport links, and vibrant neighbourhoods, making it an excellent base for exploring all that London has to offer. This property presents a wonderful opportunity to enjoy city living in a comfortable and inviting environment. Don't miss the chance to make this charming residence your own.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £600.00

Price: Starting Bid £360,000

Property Type: Apartment

Parking: None

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

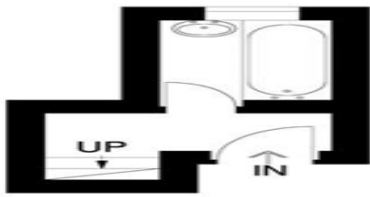
Water meter: No

Sewerage: Standard UK domestic

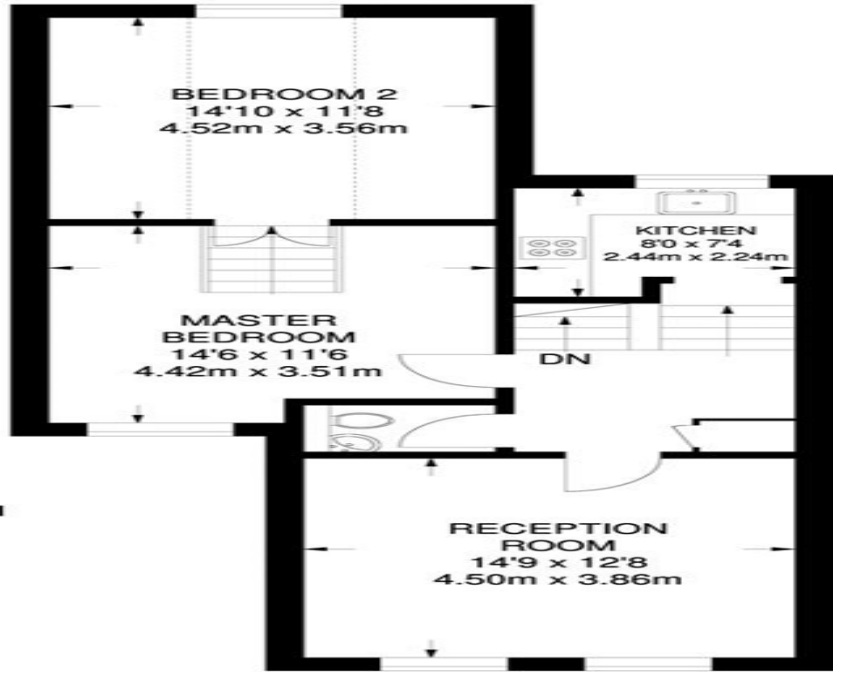
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**FIRST FLOOR**  
59 SQ FT / 5.5 SQ M



**SECOND FLOOR**  
(EXCLUDING REDUCED HEADROOM)  
586 SQ FT / 54.4 SQ M

= REDUCED HEADROOM  
BELOW 1.5 M / 5'0

**APPROXIMATE GROSS INTERNAL AREA**  
645 SQ FT / 59.9 SQ M

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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