

## **NORTH CIRCULAR ROAD, LONDON, NW10 0HS**



EPC Rating: E

We present for sale a unique opportunity for a larger family or buy-to-let investment purchaser to buy this substantial semi-detached three floor 'halls adjoining' house offers interesting accommodation which could be put to many uses.

The property is located on the north carriageway of the A406 close to the junction with Neasden Lane North and benefits off street parking to the front of the property via a shared drive to the North Circular Road. Benefits include:-

- Gas central heating
- Double glazed windows
- Four bedrooms
- Three living rooms and Study
- Chain free sale
- 4 Bathrooms (one on each floor)
- Loft conversion providing two bedrooms, utility room and shower room/WC
- Ready to move into condition
- Two outbuildings to rear garden with electricity supply (currently used for storage)
- Gross internal floor area (including outbuilding) of 2,306 sq ft (214 sq m) approximately
- The property is located within a few yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line)

**PRICE: £675,000.....FREEHOLD**

## **NORTH CIRCULAR ROAD, LONDON, NW10 0HS (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

#### **Spacious Entrance Hall:**

**Lounge (front):** 13'10" x 12'6" (4.22m x 3.81m). Double glazed bay window with secondary glazing.

**Room (rear):** 14'2" x 11'5" (4.32m x 3.48m). Double glazed door to lightwell.

**TV Room (rear):** 11'3" x 8'11" (3.43m x 2.71m). Built-in wardrobes. Double glazed door to rear garden. Door to:

**Shower Room/WC:** 5'9" x 5'6" (1.75m x 1.68m). Shower cubicle, wash hand basin and low level WC. Fully tiled walls and flooring.

**Kitchen/Diner:** 18'4" x 15'4" (5.60m x 4.67m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Ceramic hob with oven below and extractor hood above hob. Stainless steel sink unit. Double glazed door to garden.

**Utility Room:** 12'4" x 7'11" (3.75m x 2.41m). Stainless steel sink unit. Door to boiler room.

**Shower Room/WC:** 8'3" x 2'7" (2.51m x 0.80m). Shower cubicle. Low level WC. Wash hand basin. Tiling to floor and walls.

### **First Floor:**

**Bedroom 1 (front):** 14'1" x 12'6" (4.28m x 3.81m). Double glazed bay widow. Wood flooring.

**Bedroom 2 (rear):** 14'2" x 11'0" (4.31m x 3.36m). Feature fireplace. Double glazed window. Wood flooring.

**Bedroom 3 (front):** 11'6" x 11'0" (3.60m x 3.36m). Double glazed window.

**Utility Room:** 8'6" x 6'5" (2.58m x 1.95m). Stainless steel sink unit. Fitted wall cupboards with base cupboards with tiled surrounds.

**Shower Room/WC:** 5'5" x 5'4" (1.64m x 1.63m). Shower cubicle, low level WC and wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail. Double glazed window.

### **Second Floor (loft conversion):**

**Bedroom 4 (rear):** 11'8" x 10'9" (3.56m x 3.28m). Double glazed dormer window. Wood flooring.

**Study (front):** 20'0" (8'10") (6.06m x 2.68m). Velux windows. Under eaves storage cupboards. Wood flooring.

**Utility Room:** 8'8" x 6'4" (2.64m x 1.93m). Single drainer stainless steel sink unit with mixer tap. Heated towel rail. Fitted wall and base cabinets. Wood flooring.

**Shower Room/WC:** 5'7" x 4'9" (1.70m x 1.46m). Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls.

**External Features:** Off street parking to front garden. Side pedestrian access. Two outbuildings to rear, one currently used as a gym, the other for storage (both having electricity supply).

**Council Tax:** Band D

<b><u>PRICE:</u></b>	<b><u>£675,000</u></b>	<b><u>FREEHOLD</u></b>
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### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**NORTH CIRCULAR ROAD, LONDON, NW10 0HS (CONTINUED)**

## NORTH CIRCULAR ROAD, LONDON, NW10 0HS (CONTINUED)

### NORTH CIRCULAR ROAD LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1959.89 SQ. FT / 182.08 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 2305.73 SQ. FT / 214.21 SQ. M

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.  
FLOOR PLANS ARE NOT DONE TO "SCALE".