

VILLAGE WAY, NEASDEN, LONDON, NW10 0LH



EPC Rating:

We are delighted to bring to the market this well presented centre terrace 1930's built house which is located in this popular residential road just off the A406 (North Circular Road) and therefore being within a few hundred yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line). The property benefits the following:-

- Gas central heating
- Double glazed window
- Chain free sale
- Outbuilding to rear garden
- Side pedestrian access
- Brent Cross shopping complex is approximately 2 to 3 miles radius
- Gross internal floor area of 1,023 sq ft (95 sq m) approximately

PRICE: £599,000FREEHOLD

VILLAGE WAY, NEASDEN, LONDON, NW10 0LH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Under-stairs cupboard.

Lounge (front): 14'5" x 13'0" (4.40m x 3.96m). Double glazed bay window. Feature fireplace. Ceiling cornice.

Dining Room (rear): 13'0" x 11'2" (3.97m x 3.40m). Double glazed French doors to garden.

Kitchen: 11'5" x 8'3" (3.48m x 2.51m). Stainless steel sink unit. Built-in matching wall and base cabinets with work surfaces above and tiled surrounds. Plumbed for washing machine. Gas boiler. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 14'10" x 11'8" (4.51m x 3.55m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 13'0" x 11'8" (3.95m x 3.55m). Double glazed window.

Bedroom 3 (front): 8'10" x 7'1" (2.70m x 2.17m). Double glazed window.

Wet Room/WC: 8'3" x 6'0" (2.52m x 1.80m). Walk-in shower. Low level WC. Wash hand basin. Fully tiled walls. Non-slip flooring.

Landing: Hatch to loft space (not inspected). We understand the loft is boarded with a pull-down ladder. Large walk-in cupboard.

External Features: Side pedestrian access. Front and rear gardens, the rear garden measuring 66'. Outbuilding to rear of property.

Council Tax: Band D.

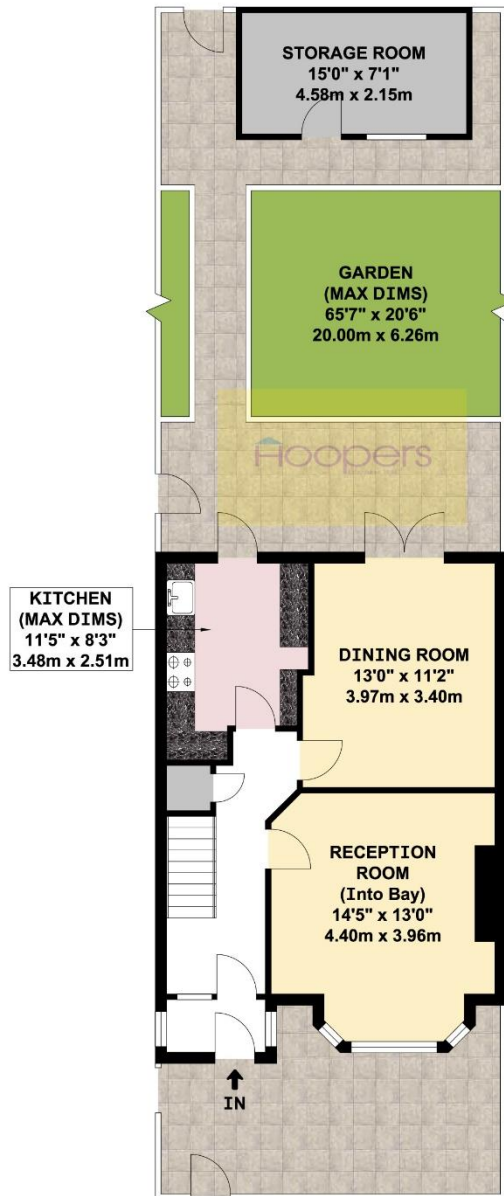
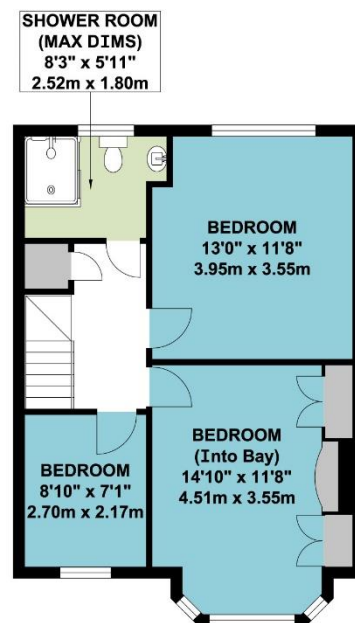
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

VILLAGE WAY, NEASDEN, LONDON, NW10 0LH (CONTINUED)



VILLAGE WAY, NEASDEN, LONDON, NW10 0LH (CONTINUED)**VILLAGE WAY
LONDON NW10****GROUND FLOOR****FIRST FLOOR****APPROX. GROSS INTERNAL FLOOR AREA 1022.57 SQ. FT / 95.00 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".