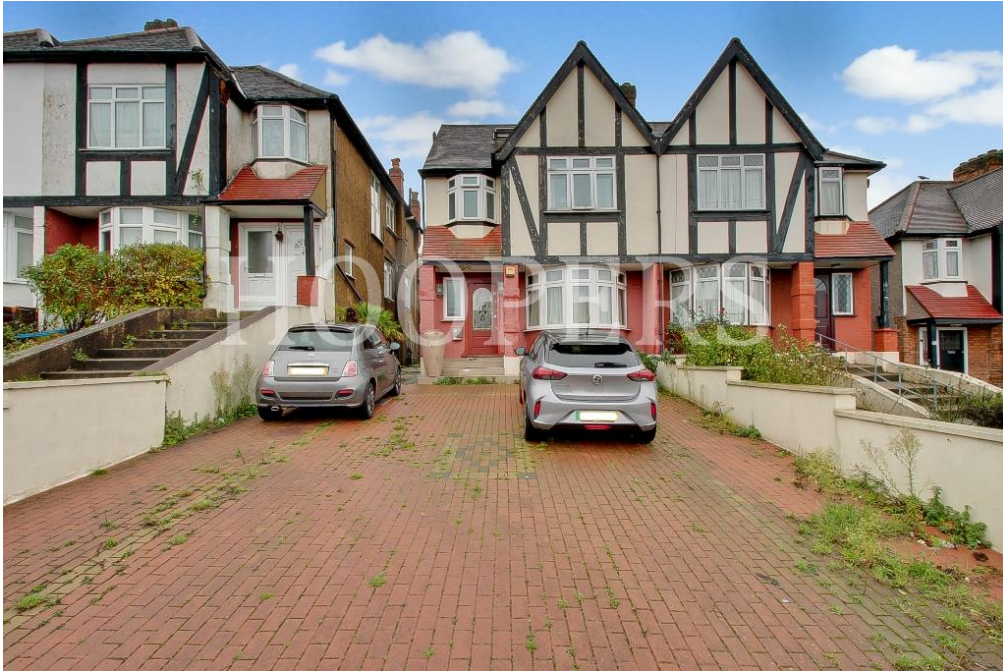


## **TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RT**



EPC Rating: D

We are pleased to be able to offer for sale this extended 1930's 4 bedroom semi detached property currently let as an HMO (House in multiple occupation). The house is set on a large plot and has great potential and benefits the following:-

- Gas central heating
- Double glazed windows
- Large open plan kitchen diner
- Off street parking to front for several cars.
- Large outhouse
- Large rear garden some 150' long approximately
- 3 bathrooms
- Chain free sale
- The property is located within a few yards of local bus services and schools with the nearest Station being Neasden (Jubilee Line)
- Gross internal floor area of 1,429 sq ft (133 sq m) approximately.

**PRICE: ..... £825,000.....FREEHOLD**

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Shower Room:** Double glazed window to side. Heated towel rail. Wash hand basin. Low level WC. Fully tiled walls and floor. Shower cubicle.

**Reception Room 1 (front):** 13'1" x 12'2" (4.0m x 3.71m). Wood flooring. Double glazed bay window. Door to:

**Reception Room 2 (rear):** 12'2" x 10'6" (3.72m x 3.21m). Wood flooring. Open plan with:

**Kitchen/Diner (extended):** 17'5" x 14'2" (5.30m x 4.31m). Wood flooring. Fitted with a range of high gloss finish wall mounted cabinets and matching base cabinets with work surfaces above. Centre island unit with storage. Integrated fridge/freezer, washing machine and dishwasher. Gas cooker with oven below and extractor hood above.. Double glazed doors to garden. Double glazed windows to rear. Skylight.

**First Floor:**

**Bedroom 1 (front):** 13'1" x 11'9" (4.00m x 3.58m). Built-in wardrobes to one wall. Wood flooring. Double glazed bay window.

**Bedroom 2 (rear):** 11'2" x 10'8" (3.40m x 3.26m). Double glazed window. Wood flooring.

**Bathroom/WC:** 7'9" x 6'4" (2.36 x 1.94m). Corner bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC. Fully ceramic tiled walls. Heated towel rail. Wood flooring. Double glazed oriel window to front.

**Bedroom 3 (Used as kitchen 2):** 10'3" x 6'11" (3.12m x 2.11m). Partly tiled walls. Wood flooring. Double glazed window. Wall and base cabinets. Gas cooker with extractor hood above. Plumbing for washing machine.

**Second Floor (loft conversion):**

**Bedroom 3:** 13'1" x 8'3" (3.98m x 2.52m). Double glazed window.

**Bedroom 4:** 11'6" x 8'9" (3.50m x 2.67m). Double glazed Velux window.

**Shower Room:** Fully tiled walls and floor. Low level WC. Shower cubicle. Wash hand basin. Double glazed window.

**External Features:** Off street parking to front for several cars. Large rear garden some 150' long approximately. Large outhouse with double glazed windows (originally used as a dance studio)

**PRICE: £825,000 FREEHOLD**

**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.

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**





**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

**TANFIELD AVENUE  
LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1429.34 SQ. FT / 132.79 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".