

MIDSTRATH ROAD, NEASDEN, LONDON, NW10 1TD



EPC Rating: D

A rare opportunity to purchase a semi-detached house loosely arranged as two 1 bedroom flats and situated in this tranquil no through road just off Ballogie Avenue and therefore being situated within a few hundred yards of Neasden (Jubilee Line) Tube Station and this property has the additional benefit of a garage attached to the side of the property approached via its own drive-in which could be incorporated into the house to provide further accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Loosely arranged as two 1 bedroom flats
- Chain free sale
- Ground floor rear extension
- Garage approached via own drive-in with additional parking for one vehicle
- South facing rear garden
- Two bathrooms
- Gross internal floor area of 1,252 sq ft (116 sq m) approximately
- Neasden shopping centre and local shops are within a few hundred yards.
- Brent Cross shopping complex is approximately 3 miles radius

PRICE:£750,000.....FREEHOLD

MIDSTRATH ROAD, NEASDEN, LONDON, NW10 1TD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Two inner doors.

Room (front) (currently arranged as bedroom): 12'5" x 11'6" (3.78m x 3.51m). Built-in wardrobes and drawers to one wall. Double glazed bay window.

Lounge/Dining Room (rear): 25'5" x 10'11" (7.63m x 3.34m). Feature fireplace. Wired for wall lights. Wood flooring. Double glazed window overlooking rear garden. Intercommunicating with:-

Kitchen: 9'2" x 9'0" (2.80m x 2.73m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Cupboard with gas boiler. Stainless steel sink unit with mixer tap. Built-in breakfast bar. Plumbing for washing machine. Double glazed door to rear garden.

Shower Room/WC: Double width walk-in shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls and tiled flooring. Downlights to ceiling. Double glazed window.

First Floor:

Bedroom (front) (currently a living room): 12'5" x 11'6" (3.78m x 3.51m). Wood flooring. Double glazed bay window. Wired for wall lights.

Bedroom (rear): 12'7" x 9'9" (3.84m x 2.97m). Built-in wardrobes. Double glazed window.

Kitchen (formally bedroom 3): 8'11" x 7'1" (2.72m x 2.15m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Cupboard with gas boiler. Breakfast bar. Downlights to ceiling. Double glazed oriel window.

Shower Room/WC: With double width walk-in shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Downlights to ceiling. Double glazed window.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Front and rear gardens, the rear garden having a southerly aspect. Attached garage to side of property approached via its own drive-in for additional parking for one further vehicle.

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| <u>PRICE:</u> | <u>£750,000</u> | <u>FREEHOLD</u> |
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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.

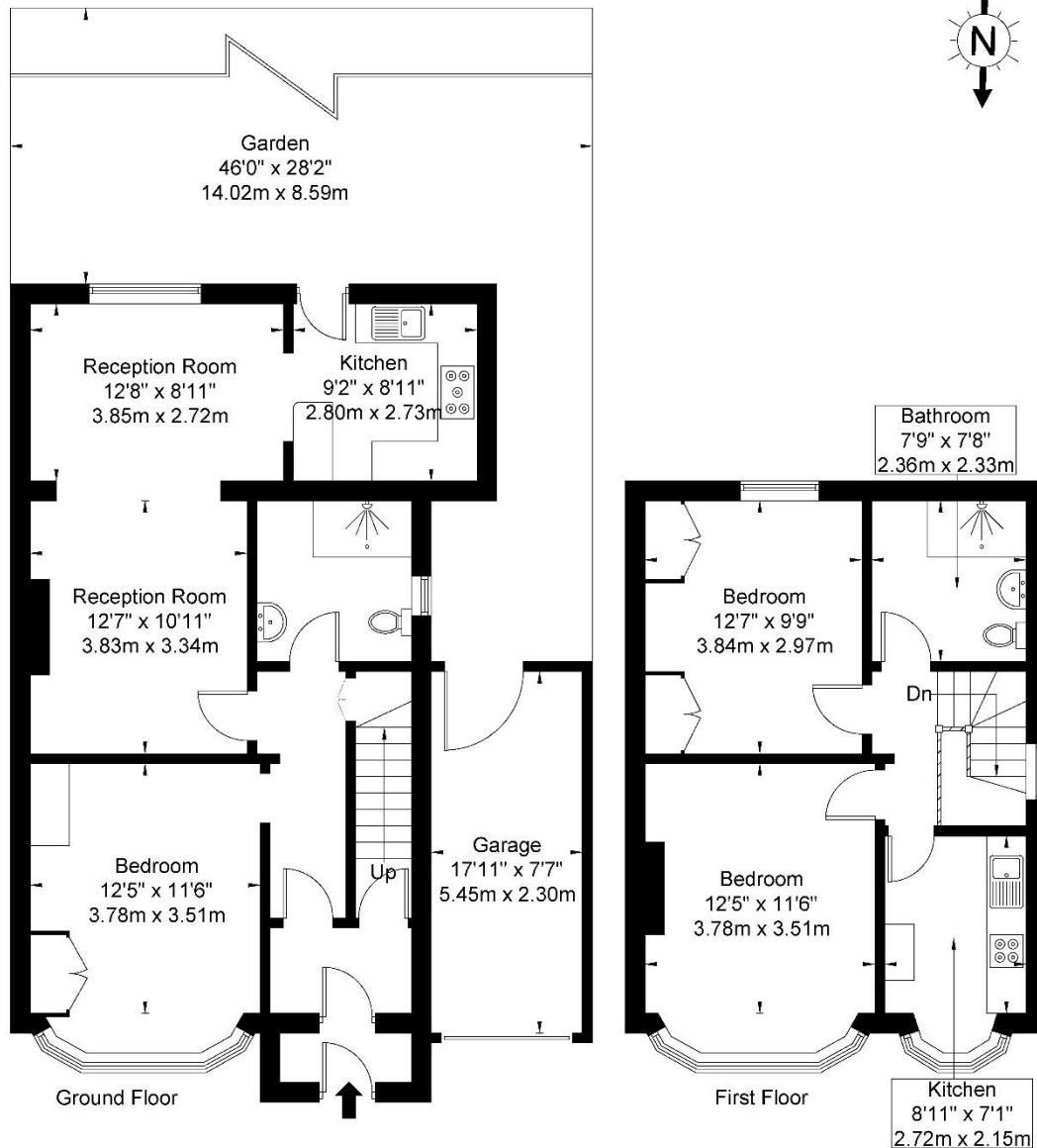
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Approx. Gross Internal Area = 116.3 sq m / 1252 sq ft

Garage = 12.6 sq m / 135 sq ft

Total = 128.9 sq m / 1387 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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