

## **VERNEY STREET, NEASDEN, LONDON, NW10 0AY**



EPC Rating: C

We are pleased to present this exceptional centre terrace cottage constructed circa 1880 and situated on a residential road off Blackbird Hill. The location offers convenient access to local shops and public transport.

The property boasts a rear extension, creating a spacious open-plan lounge and kitchen area, perfectly suited to contemporary living.

Benefits include:-

- 3 bedrooms
- 2 bathrooms
- Living room/extended kitchen/diner
- Rear garden some 50' approximately
- Outbuilding to rear with electricity supply
- Gross internal floor area of 951 sq ft (88 sq m) approximately
- Double glazing
- Gas central heating
- The property is located within a few yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line)
- An internal inspection of this property is essential

**PRICE: £565,000.....FREEHOLD**

## **VERNEY STREET, LONDON, NW10 0AY (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Wood flooring.

**Bedroom 1(front):** 10'10" x 9'10" (3.30m x 3.00m). Double glazed front aspect window. Wood flooring.

**Shower Room:** 8'5" x 5'6" (2.57m x 1.68m). Fully tiled walls and floor. Understairs storage cupboard. Shower cubicle. Low level WC. Heated towel rail. Wash hand basin with mixer tap and vanity unit.

**Living Room/Extended Kitchen/Diner:** 26'4" x 14'9" (8.02m x 4.50m). Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with extractor hood above. Built-in free stand double oven. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Double glazed bifold patio doors to garden. Double glazed skylight.

### **First Floor:**

**Landing:** Stripped and painted original floorboards. Large skylight to ceiling.

**Bathroom/WC:** 5'3" x 4'11" (1.60m x 1.50m). Tiled walls and floor. Shower cubicle. Wash hand basin with mixer tap. Low level WC. Extractor fan.

**Bedroom 2 (front):** 14'9" x 9'10" (4.50m x 3.00m). Double glazed windows. Stripped & painted original floorboards.

**Bedroom 3 (rear):** 14'9" x 8'5" (4.50m x 2.57m). Double glazed windows.

**External Features:** Large rear garden with patio and astro turf lawn. Large outbuilding 43'2" x 5'5" (13.16m x 1.65m) to rear with electricity supply.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£565,000</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.

**VERNEY STREET, LONDON, NW10 0AY (CONTINUED)**

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**APPROX. GROSS INTERNAL FLOOR AREA 950.77 SQ. FT / 88.33 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".