

NORTH CIRCULAR ROAD, LONDON, NW10 0JR



EPC Rating: D

A halls adjoining extended semi-detached house which must be seen internally to be appreciated offering spacious accommodation over two floors with further potential to extend into the loft space (as has been done with the adjoining house)

This property has been extensively improved and refurbished and is in “ready to move into condition” and would ideally suit a larger family or investment purposes

- Gas central heating
- Double glazed windows
- Four bedrooms
- Bathroom and separate shower to first floor
- Three reception rooms
- Spacious kitchen/diner
- Guest cloakroom, family bathroom and additional shower to ground floor
- Off street parking for two vehicles
- Wood finish internal doors
- HMO Licence until 2027 for 6 rooms
- Landscaped attractive rear garden with decking and fish pond
- Gross internal floor area of 1,556 sq ft (145 sq m) approximately
- The property is located within 0.6 miles maximum of Neasden (Jubilee Line) Tube Station and is well situated for access (within a few hundred yards) to Neasden Swaminarayan Temple and local shopping facilities at Brent Park Tesco and IKEA furniture store with Brent Cross Shopping complex being within a few miles radius

PRICE: £699,000.....FREEHOLD

NORTH CIRCULAR ROAD, LONDON, NW10 0JR (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Guest Cloakroom: With low level WC and wash hand basin. Ceramic tiling to floor and part tiled walls.

Lounge (front): 14'2" x 12'10" (4.33m x 3.92m). Wood flooring. Double glazed bay window.

Dining Room: 15'11" x 8'6" (4.85m x 2.60m). Wood flooring. Double glazed window.

TV Room (rear): 17'2" x 8'2" (5.22m x 2.48m). Wood flooring. Double glazed window.

Spacious Kitchen/Diner: 21'5" x 12'10" (6.52m x 3.92m). Ceramic tiling to flooring. An extensive range of eye level wall mounted cabinets and matching base cabinets in light wood finish. Integrated dishwasher, washing machine and dryer. Built-in gas hob with oven below and extractor hood above hob. Cupboard with gas boiler. Stainless steel sink unit with mixer tap. Door to garden.

Bathroom/WC: Panelled bath with shower above. Pedestal wash hand basin. Low level WC. Fully ceramic tiled walls and flooring. Double glazed window. Built-in cupboard.

First Floor:

Bedroom 1 (front): 15'3" x 11'5" (4.66m x 3.48m). Double glazed window. Wood flooring.

Bedroom 2 (rear): 12'2" x 8'2" (3.72m x 2.48m). Double glazed window. Wood flooring.

Bedroom 3 (middle): 8'11" x 8'10" (2.73m x 2.68m). Double glazed window. Wood flooring.

Bedroom 4 (middle): 11'10" x 6'7" (3.60m x 2.00m). Double glazed window. Wood flooring.

Bathroom/WC: Panelled bath with mixer tap and hand shower above. Pedestal wash hand basin. Low level WC. Partly tiled walls.

Separate Shower: With walk-in shower.

External features: Off street parking to front garden. Rear garden with decking area, fish pond. Additional area to rear with large outbuilding (not inspected).

Council Tax: Band C

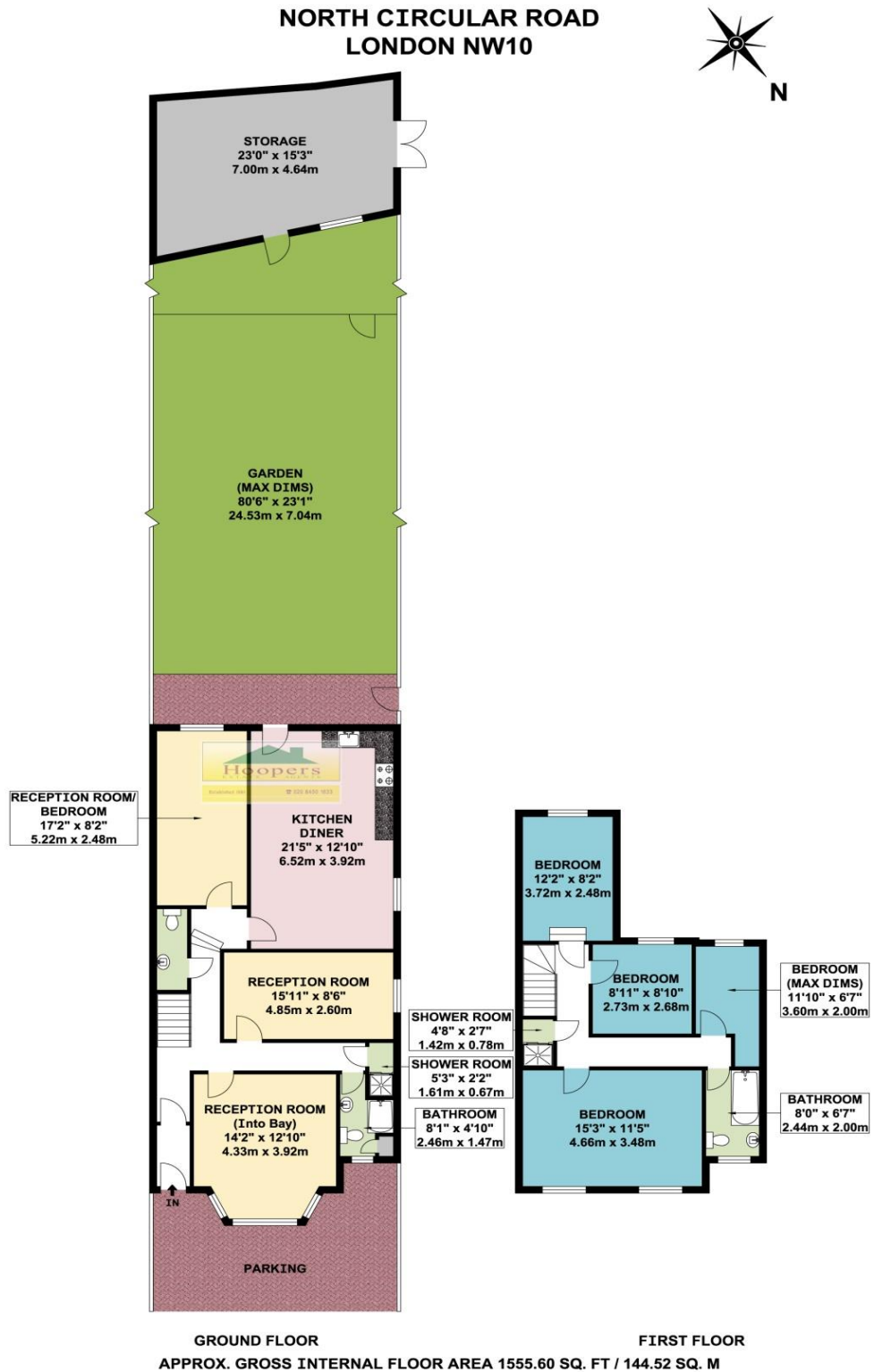
PRICE: £699,000 FREEHOLD

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.

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