

QUANTON STREET, LONDON, NW10 0BG



EPC Rating: D

A spacious centre terrace Victorian built house constructed circa 1880 by the Metropolitan Railway and situated in a residential street just off Blackbird Hill and therefore being well positioned for access to local bus services and shops at Neasden. Benefits include:

- Period property
- 3 bedrooms
- 2 reception rooms
- Gas central heating
- Sash windows
- Chain free sale
- Gross internal floor area of 777 sq ft (72 sq m) approximately
- The nearest station is Neasden (Jubilee Line), part of the “Night Tube” service and the 297 bus route is a night service bus and can be reached within a few hundred yards at Neasden Lane

PRICE: £450,000.....FREEHOLD

QUANTON STREET, LONDON, NW10 0BG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards.

Reception 1: 10'11" x 10'6" (3.34m x 3.20m). Front aspect sash window. Wood flooring.

Reception 2: 10'11" x 10'6" (3.34m x 3.20m). Rear aspect sash window. Wood flooring.

Kitchen: 8'7" x 7'11" (2.61m x 2.42m). Side aspect window. Fitted with a range of wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Gas cooker point. Door to inner hallway leading to bathroom with further door to garden.

Bathroom/WC: 7'11" x 5'3" (2.42m x 1.60m). Rear aspect window. Panelled bath. Pedestal wash hand basin. Low level WC.

First Floor:

Bedroom 1 (rear): 11'2" x 11'2" (3.40m x 3.40m). Rear aspect sash window. Wood flooring.

Bedroom 2 (front): 10'11" x 7'10" (3.34m x 2.40m). Front aspect sash window. Wood flooring.

Bedroom 3 (front): 7'5" x 5'10" (2.27m x 1.77m). Front aspect sash window. Wood flooring.

External Features: Front and rear gardens the rear garden measuring some 98' (30m) in length mainly laid to lawn.

Council Tax: Band D.

PRICE: £450,000 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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APPROX. GROSS INTERNAL FLOOR AREA 777.26 SQ. FT / 72.21 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".