

CHAMBERS LANE, LONDON, NW10 2RJ



EPC Rating: F

A rare opportunity to purchase a substantial five bedroom semi-detached house situated in this desirable residential road close to the Dobree Estate and leading off Sidmouth Road.

Only an internal viewing will allow a potential buyer to appreciate the size of the property which spans some 2,309 sq ft approximately. Benefits include:-

- Own drive-in for off street parking for at least 2 vehicles
- Gas central heating
- Double glazed windows
- Two large reception rooms
- Garage converted into additional room
- Large rear garden some 131' approximately in length
- The property is located within a few hundred yards of local shops and bus services at Sidmouth Parade with the nearest Station being Willesden Green (Jubilee Line zone 2).

PRICE: £1,595,000.....FREEHOLD

CHAMBERS LANE, LONDON, NW10 2RJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Lounge Hall: 13'5" x 11'3" (4.83m x 3.43m). Understairs cupboard.

Through Lounge: 37'7" x 13'0" (11.45m x 3.94m). Bay windows to front and rear with French doors from rear room to garden.

Kitchen: 16'7" x 11'3" (5.05m x 3.43m).

Guest Cloakroom: With WC and wash hand basin.

Study: 19'0" x 8'4" (5.77m x 2.54m).

Utility Room: 19'0" x 8'4" (5.78m x 2.54m). (Previously used as a garage)

First Floor:

Bedroom 1 (rear): 19'8" x 13'6" (6.0m x 4.11m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (front): 19'8" x 13'6" (6.0m x 4.11m). Double glazed window. Built-in wardrobe.

Bedroom 3 (rear): 17'11" x 8'4" (5.46m x 2.54m). Built-in wardrobes. Double glazed window.

Bedroom 4 (front): 11'3" x 9'0" (3.43m x 2.74m). Double glazed window.

Bedroom 5 (rear): 11'3" x 8'3" (3.43m x 2.51m). Intercommunicating door to bedroom 1.

Bathroom/WC: 6'11" x 6'0" (2.12m x 1.84m). Panelled bath. Wash hand basin. Low level WC.

External Features: Front and rear gardens, the rear garden being some 131' in length approximately. Off street parking to front garden for two vehicles.

PRICE:..... £1,595,000..... 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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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2309.00 SQ. FT / 214.50 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".