

GREENHILL PARK, LONDON, NW10 9AN



EPC Rating: D

Presenting for sale this spacious duplex apartment converted from a Victorian built end terrace house and spanning some 1,328 sq ft approximately.

The property is located just off Acton Lane and is ideally positioned for easy access to Harlesden (Bakerloo Line) Station with local shopping facilities and bus services being available within a few hundred yards at Harlesden.

Only an internal viewing of this property will allow a potential buyer to appreciate the size of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious kitchen/diner
- Four bedrooms
- Two WC's
- Gross internal floor area of 1,328 sq ft (123 sq m) approximately

PRICE:£599,000.....SHARE OF FREEHOLD

GREENHILL PARK, LONDON, NW10 9AN (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase: Leading to:

Mezzanine Floor:

Spacious Kitchen (open plan with Dining Room): 19'8" x 10'11" at widest (6.0m x 3.3m). **Kitchen Area:** Fitted with eye level wall mounted cupboards and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Extractor hood above cooker (cooker not included). Wood flooring. **Dining Area:** Wood flooring and double glazed window.

Guest WC: Low level WC and wash hand basin.

First Floor:

Lounge (front): 15'6" x 13'0" (4.7m x 4.6m). Double glazed bay window. Feature fireplace. Wood flooring.

Bedroom 1 (rear): 14'3" x 12'7" (4.3m x 3.8m). Double glazed window.

Shower Room: 6'10" x 6'0" (2.1m x 1.8m). Shower cubicle. Vanity wash hand basin. Plumbing for washing machine. Tiled flooring.

Upper Mezzanine Level:

Bedroom 2 (rear): 10'10" x 10'4" (3.3m x 3.2m). Double glazed window.

Bathroom: 10'5" x 3'2" (3.2m x 1.0m). With WC and wash hand basin and boiler.

Second Floor:

Bedroom 3: 15'2" x 8'0" (4.6m x 2.4m).

Bedroom 4: 15'1" x 7'11" (4.6m x 2.4m). Under eaves storage areas.

Lease: 999 years from 12 June 1978 thus having approximately 953 years remaining.

Council Tax: Band C.

PRICE: £599,000 SHARE OF FREEHOLD

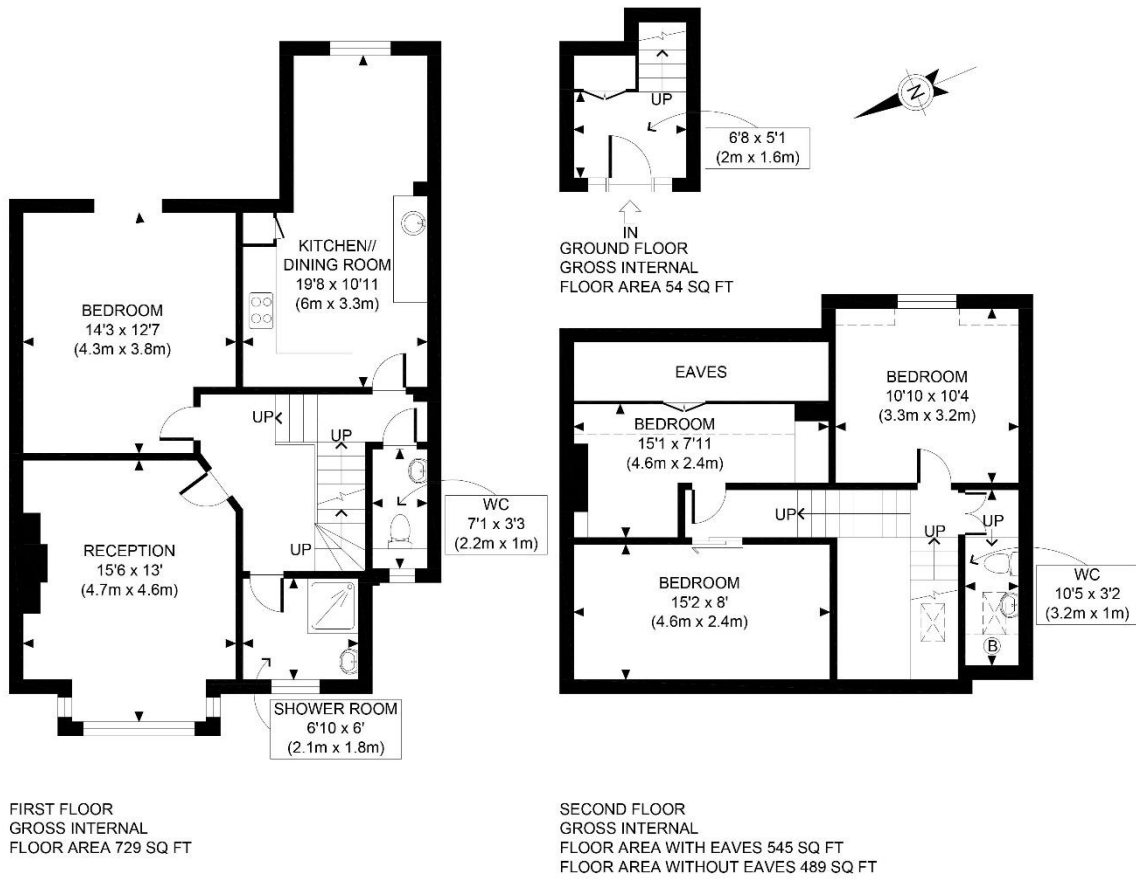
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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| <p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1328 SQ FT / 123 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1241 SQ FT / 115 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p> | <p>Greenhill Park</p> |
| | <p>date 24/10/24</p> <p>photoplan </p> |