

## **INMAN ROAD, LONDON, NW10 9JU**



EPC Rating: D

Presenting for sale this extended split level first and second floor flat set within a period style property situated within a few hundred yards of Harlesden (Craven Park) multiple shops and transport links with the nearest stations being either Harlesden (Bakerloo & Overground Lines) or Neasden (Jubilee Line). The property is offered with vacant possession and chain free.

- Period style property
- Loft conversion to provide second bedroom
- Good size kitchen/diner
- Double glazing
- Gas central heating
- Gross internal area of 923 sq ft (86 sq m) approximately
- Close to all amenities
- The nearest stations are Harlesden or Neasden
- Chain free sale

**PRICE: ..... £345,000..... LEASEHOLD**

**INMAN ROAD, LONDON, NW10 9JU (CONTINUED)**

The accommodation is arranged as follows:

**First Floor:****Upper level:**

**Lounge:** 16'11" x 14'11" (5.16m x 4.54m). Double glazed bay window. Further double glazed window. Wood laminate flooring. Fitted unit.

**Bedroom 2:** 12'6" x 10'8" (3.82m x 3.24m). Double glazed window. Stripped wood flooring.

**Lower level:**

**Kitchen/diner:** 13'5" x 11'1" (4.08m x 3.37m). Double glazed side and rear aspect windows. Single drainer sink unit with mixer taps and cupboard below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above. Part tiled walls. Plumbing for washing machine. Part tiled walls. wood laminate flooring.

**Bathroom/WC:** 5'8" x 5'3" (1.73m x 1.61m). Frosted double glazed side aspect window. Three piece suite of panelled bath, low level WC and pedestal wash hand basin. Partly tiled walls.

**Second floor (loft conversion):**

**Bedroom 1:** 18'6" x 15'10" both at maximum dimensions (5.63m x 4.82m). Double glazed window set within dormer to rear. Further double glazed roof window to front. Built in storage cupboards to eaves. Wood laminate flooring.

**Lease:** 99 years from 28 October 2005, thus having 79 years remaining approximately.

**Ground Rent:** TBC

**Service Charge:** TBC

**Council Tax:** Band C.

**PRICE:** **£345,000** **LEASEHOLD**

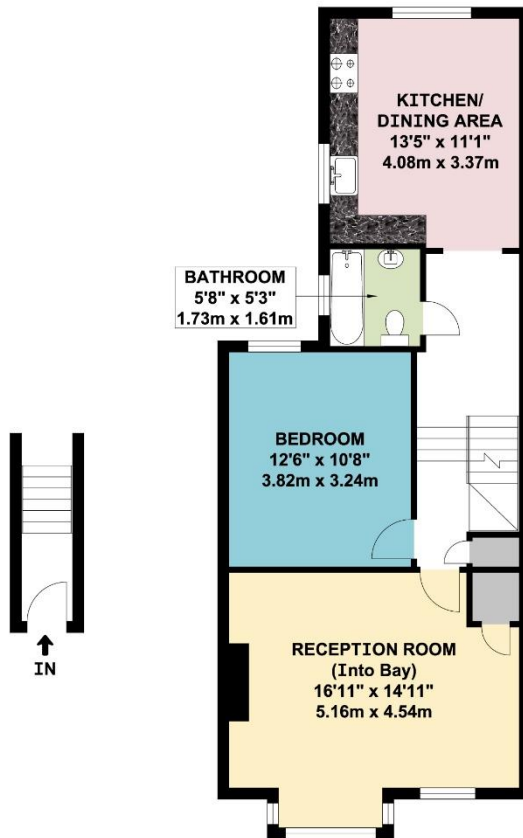
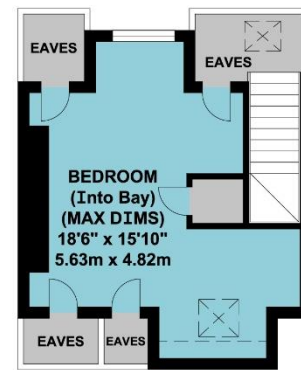
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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.

**INMAN ROAD, LONDON, NW10 9JU (CONTINUED)**

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LONDON NW10**

--- RESTRICTED HEAD HEIGHT

**GROUND FLOOR****FIRST FLOOR****SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 922.79 SQ. FT / 85.73 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".