

## **VERNEY STREET, NEASDEN, LONDON, NW10 0BA**



EPC Rating: C

A charming centre-terrace Victorian house built circa 1880 by the Metropolitan Railway, situated on a quiet residential street just off Blackbird Hill. This well-located property offers convenient access to local bus routes and a variety of shops and amenities in the heart of Neasden.

The house has been fully refurbished with new kitchen and appliances and new flooring. A new boiler, new windows and new roof felt were fitted in 2024.

- Period property
- 3 bedrooms
- 2 reception rooms
- Gas central heating
- Double glazing
- Chain free sale
- Gross internal floor area of 865 sq ft (80 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: .....£489,950.....FREEHOLD**

**VERNEY STREET, LONDON, NW10 0BA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard. Wood flooring.

**Lounge (front):** 11'3" x 10'0" (3.44m x 3.01m). Sash window.

**Living Room (rear):** 8'7" x 8'4" (2.62m x 2.54m). **(NB:** This room could possibly be used as bedroom 4/study). Sash window. Understairs storage cupboard.

**Kitchen/Dining Area:** **Kitchen Area:** 8'3" x 8'0" (2.52m x 2.45m). **Dining Area:** 8'4" x 6'4" (2.54m x 1.93m). Double glazed side aspect window. Single drainer sink unit with mixer tap. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Door to garden and bathroom:

**Bathroom/WC:** 8'0" x 5'5" (2.45m x 1.66m). Rear aspect window. Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Tiled walls.

**First Floor:**

**Bedroom 1 (front):** 15'1" x 10'0" (4.60m x 3.05m). Double glazed Sash window.

**Bedroom 2 (rear):** 8'7" x 8'4" (2.61m x 2.55m). Double glazed Sash window.

**Bedroom 3 (rear):** 8'4" x 6'0" (2.55m x 1.80m). Double glazed Sash window.

**External Features:** Private rear garden ideal for outdoor entertaining or family use. Front garden potential for bike storage.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£489,950</u></b>	<b><u>FREEHOLD</u></b>
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**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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LONDON NW10**

**APPROX. GROSS INTERNAL FLOOR AREA 865.09 SQ. FT / 80.37 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".