

## **QUAINTON STREET, LONDON, NW10 0BE**



EPC Rating: C

We are excited to bring to the market this beautifully presented three bedroom Victorian cottage constructed circa 1880 and situated in a conservation area.

The property has been tastefully restored and improved by the current owner and is a joy to behold and viewing is highly recommended to avoid disappointment as we are convinced this property will sell quickly due it having been priced realistically to attract a speedy sale.

The property is located off Neasden Lane North at the junction with Blackbird Hill and is therefore situated within a few hundred yards of local shopping and bus services at Neasden with the nearest Station being Neasden (Jubilee Line). The Welsh Harp Reservoir recreational park and boating lake are within a few hundred yards and the property is approximately 2 to 3 miles radius from Brent Cross Shopping Centre.

Benefits include:-

- Gas central heating
- Sash double glazed windows
- South facing rear garden
- Character cottage with fireplaces
- Ready to move into condition
- Chain free sale
- Gross internal floor area of 775 sq ft (72 sq m) approximately
- Three bedrooms
- 2 living rooms
- Modern kitchen and bathroom

**PRICE: ..... £495,950.....FREEHOLD**

**QUAINTON STREET, LONDON, NW10 0BE (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Lobby:**

**Lounge (rear):** 14'2" x 11'2" (4.32m x 3.40m). Understairs cupboard. Feature working fireplace. Double glazed sash window.

**Room (front):** 14'2" x 11'0" (4.32m x 3.34m). Fireplace. Double glazed sash window with louvre blinds to front.

**Kitchen:** 9'6" x 7'10" (2.89m x 2.40m). Tiled flooring. Built-in hob with oven below. Fitted matching wall cabinets and base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Vaillant gas central heating and hot water boiler. Double glazed sash window. Plumbed for washing machine and dishwasher.

**Bathroom/WC:** 7'6" x 4'10" (2.28m x 1.47m). Panelled bath with mixer tap, rain shower and hand shower over bath and shower screen. Wash hand basin. Low level WC with concealed cistern. Roof window. Tiled flooring. Heated towel rail.

**First Floor:**

**Bedroom 1 (rear):** 11'3" x 11'0" (3.43m x 3.35m). Built-in wardrobes. Double glazed sash window with louvre blinds. Walk-in cupboard.

**Bedroom 2 (front):** 11'0" x 7'10" (3.36m x 2.40m). Double glazed sash window with louvre blinds.

**Bedroom 3 (front):** 7'3" x 6'0" (2.20m x 1.81m). Double glazed sash window with louvre blinds.

**Landing:** Hatch to loft space (not inspected).

**External Features:** Front and rear gardens the rear garden with patio and lawn area and having a southerly aspect with storage shed to rear.

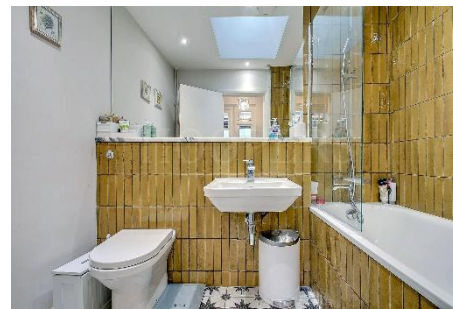
**Council Tax:** Band D.

**PRICE:** **£495,950** **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.

**QUAINTON STREET, LONDON, NW10 0BE (CONTINUED)**





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LONDON NW10**

**APPROX. GROSS INTERNAL FLOOR AREA 775.43 SQ. FT / 72.04 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".