

## **HIGH STREET, HARLESDEN, LONDON, NW10 4ST**



EPC Rating: E

We are delighted to be able to offer for sale this end of terrace Victorian built house and offered for sale chain free. The property is in need of renovation however offers great potential for conversion into flats due to its size (Subject to planning permission). The property is located within a few yards of Willesden Junction Station (Bakerloo Line & London Overground). Benefits include:-

- Gas central heating
- Double glazed windows
- Three good sized bedrooms
- Good sized Kitchen
- South facing rear garden
- Roof terrace
- Chain free sale
- Local shops can be found within a few yards at Harlesden High Street
- Gross internal floor area of 1,398 sq ft (130 sq m) approximately

**PRICE: .....£740,000.....FREEHOLD**

**HIGH STREET, HARLESDEN, LONDON, NW10 4ST (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Through Lounge (front):** 29'8" x 13'0 (9.05m x 3.93m). Double glazed bay window to front. Double glazed window to rear. Stripped and painted original floorboards.

**Dining Room (middle):** 11'9" x 10'3" (3.58m x 3.13m). Tiled floor and partly tiled walls. Storage cupboard with boiler. Wall and base cupboards.

**Kitchen:** 10'3" x 10'0" (3.13m x 3.03m). Partly tiled walls and tiled flooring. Built-in wall and base cupboards. Stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher. Electric cooker with extractor hood above. Double glazed windows to rear. Door to garden.

**First Floor:**

**Bedroom 1 (front):** 16'7" x 15'3" (5.05m x 4.64m). Laminated wood flooring. Built-in cupboards. Double glazed bay window to front.

**Bedroom 2 (middle):** 14'1" x 10'5" (4.28m x 3.17m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (rear):** 10'2" x 10'0" (3.10m x 3.03m). Double glazed window.

**Bathroom/WC:** 8'8" x 6'6" (2.63m x 1.97m). Fully tiled walls and floor. Double glazed window. Bath with mixer tap. Pedestal wash hand basin. Low level WC. Bidet. Heated towel rail. Double glazed window.

**Additional Separate WC:** Low level WC and wash hand basin. Wood flooring. Double glazed window to side.

**Landing:** Hatch to loft space (not inspected). Built-in cupboards.

**External Features:** Rear garden, mainly paved with lawn area. Large storage building.

**Council Tax:** Band E.

**PRICE:** **£740,000** **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.

**HIGH STREET, HARLESDEN, LONDON, NW10 4ST (CONTINUED)**

**HIGH STREET, HARLESDEN, LONDON, NW10 4ST (CONTINUED)****HIGH ROAD  
LONDON NW10****APPROX. GROSS INTERNAL FLOOR AREA 1398.23 SQ. FT / 129.90 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".