

## **GRESHAM ROAD, NEASDEN, NW10 9BY**



EPC Rating: D

We are pleased to present for sale this fabulous end of terrace well maintained family house and located parallel to Woodheyes Road just off the A406 (North Circular Road). Benefits include:-

- Two/three bedrooms (one bedroom on the ground floor)
- Gas central heating
- Double glazed windows
- Side entrance
- Ready to move into condition
- Gross internal floor area of 824 sq ft (77 sq m) approximately
- The nearest Station is Neasden (Jubilee Line) being approximately half a mile radius.
- Neasden Swaminarayan Temple is within a few hundred yards.
- Multiple stores including IKEA furniture store and Brent Park Tesco are within a few hundred yards of the property

**PRICE: .....Offers in excess of £475,000.....FREEHOLD**

**GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:**

**Room (front):** 10'11" x 9'3" (3.32m x 2.82m). Currently used as a bedroom. Built-in wardrobes and dressing table. Wood flooring. Double glazed window.

**Lounge (middle):** 13'2" x 10'10" (4.01m x 3.30m). Wood flooring. Feature fireplace. Understairs cupboard. Door to:

**Kitchen:** 7'7" x 7'3" (2.32m x 2.22m). Ceramic tiled flooring. Built-in electric hob with oven below and extractor hood above hob. Integrated dishwasher. Stainless steel circular sink unit. Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Downlights to ceiling.

**Bathroom/WC:** 7'3" x 4'4" (2.22m x 1.33m). Panelled bath with mixer tap, shower above and additional rain shower over bath with folding shower screen. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Heated towel rail. Fully tiled walls and flooring.

**Conservatory:** 8'8" x 4'7" (2.63m x 1.39m). (Currently used as a utility room). Plumbing for washing machine. Built-in worktops. Double glazed door to garden. Tiled flooring. Double glazed windows.

**First Floor:**

**Bedroom 1 (front):** 13'2" x 10'11" (4.02m x 3.34m). Built-in cupboard. Built-in wardrobes, wall cupboards and matching base cupboards and desk below. Wood flooring. Double glazed window.

**Bedroom 2 (rear):** 13'2" x 10'11" (4.02 x 3.32m). Double glazed window. Wood flooring.

**External features:** Wider than average side pedestrian access. Rear garden with raised decking area, garden shed and lawn.

**PRICE:** Offers in excess of £475,000 **FREEHOLD**

**VIEWING BY APPOINTMENT ONLY**

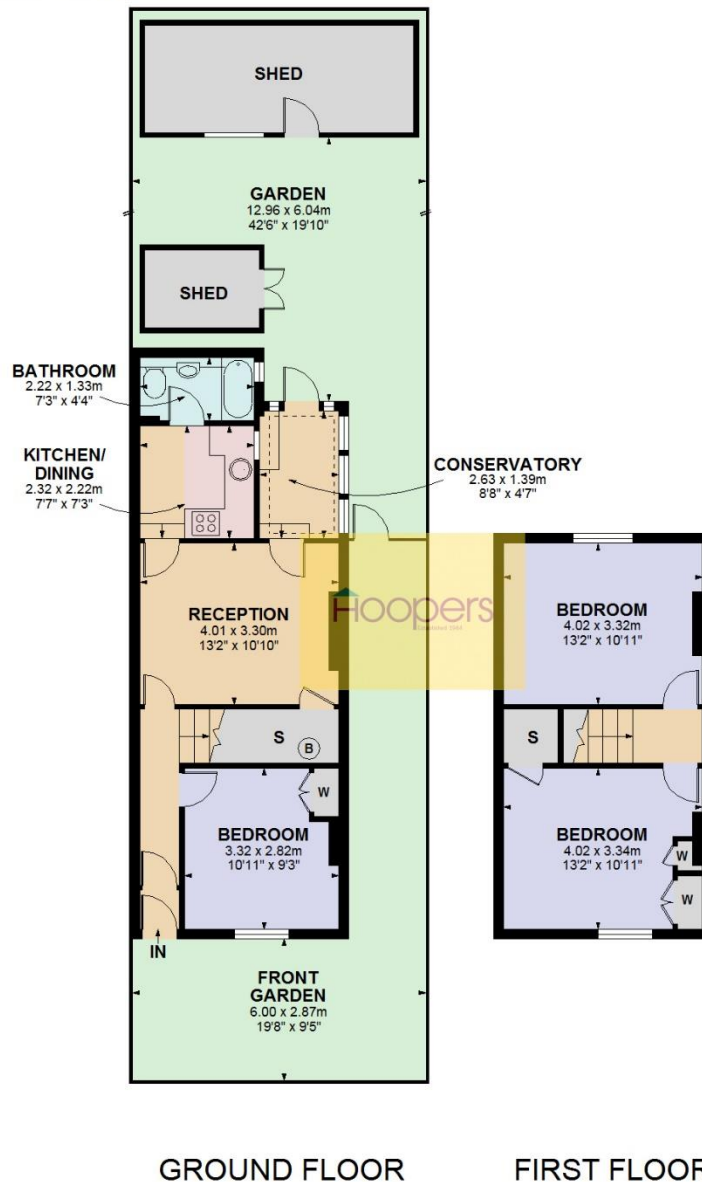
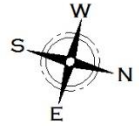
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

**GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)**



**GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)****Gresham Road, London, NW10**

APPROXIMATE GROSS INTERNAL AREA: 76.5 M<sup>2</sup> ... 824 Ft<sup>2</sup>  
 SHEDS AREA: 15.5 M<sup>2</sup> ... 167 Ft<sup>2</sup>



All attempt have been made to ensure the accuracy of this floor plan.

All measurements of doors, windows, directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.