

ATTEWOOD AVENUE, LONDON, NW10 0HB



EPC Rating: E

We are pleased to bring to the market this semi-detached 1930's built house in need of modernisation but representing a fabulous opportunity for a buyer to redevelop the property as they wish.

The property is situated within a few hundred yards of local bus services and schools at Neasden with the nearest Station being Neasden (Jubilee Line).

The property has a rare feature of a detached garage to the side of the property with its own drive-in and with the opportunity to extend the property (STPP). The accommodation benefits:-

- Chain free sale
- Detached garage to side of property with own drive-in
- Rear garden measuring some 49' and having a southerly aspect
- Welsh Harp Park is within 2 minutes walk
- Wykeham Primary School is within 3 minutes walk
- Double glazed windows
- Gross internal floor area (including garage) of 1,081 sq ft (100 sq m) approximately

PRICE:£499,950.....FREEHOLD

ATTEWOOD AVENUE, LONDON, NW10 0HB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in understairs cupboard.

Lounge (front): 13'0" x 12'0" (3.95m x 3.65m). Double glazed window. Door to:

Kitchen: 9'8" x 9'7" (2.94m x 2.93m). Built-in matching wall and base cupboards. Door to garden.

Dining Room: 11'5" x 11'3" (3.48m x 3.42m). Double glazed window.

First Floor:

Bedroom 1 (front): 13'0" x 12'0" (3.93m x 3.67m). Double glazed window. Built-in wardrobe.

Bedroom 2 (rear): 10'0" x 9'1" (3.03m x 2.78m). Double glazed window. Built-in wardrobes.

Bedroom 3 (rear): 8'8" x 6'7" (2.64m x 2.00m). Double glazed window.

Bathroom: 6'9" x 5'1" (2.07m x 1.54m). Panelled bath and wash hand basin.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden measuring some 49' in length. Side pedestrian access. Garage to side of property with own drive-in for additional parking.

Council Tax: Band D.

<u>PRICE:</u>	<u>£499,950</u>	<u>FREEHOLD</u>
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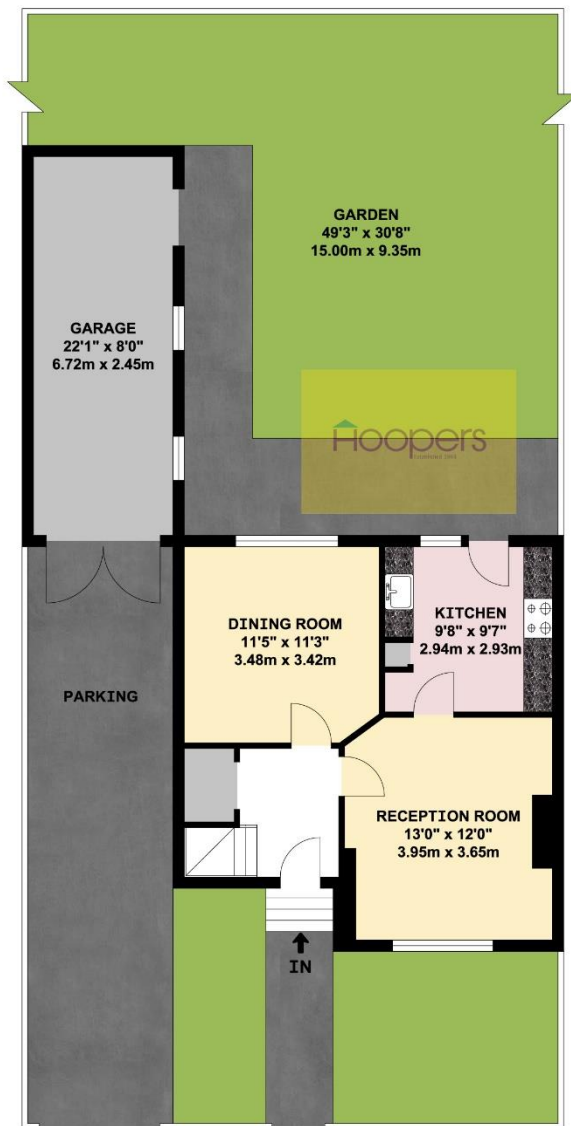
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

ATTEWOOD AVENUE, LONDON, NW10 0HB (CONTINUED)



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LONDON NW10



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 903.63 SQ. FT / 83.95 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1080.80 SQ. FT / 100.41 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".