

GREENHILL PARK, LONDON, NW10 9AE



EPC Rating: E

A rare opportunity to purchase an unusual and spacious first floor flat with own front door to street and being one of two flats in a large two storey semi-detached corner house.

The property is in need of updating but the space on offer is larger than average for a flat in this area and benefits include:-

- Gas central heating
- Partly double glazed windows
- Freehold of the entire building (subject to existing leases)
- Own rear garden
- Own front door to street
- Very large living room
- Kitchen/diner
- The property needs reconfiguring but has good space measuring some 981 sq ft (91 sq m) approximately.
- The nearest station is Harlesden (Bakerloo Line)

PRICE:£475,000.....FREEHOLD

GREENHILL PARK, LONDON, NW10 9AE (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase: Leading to:

First Floor:

Landing: Large walk-in storage cupboard. Additional large walk-in cupboard which could be used as an office or potentially integrated into the existing accommodation.

Lounge (front): 17'10" x 16'9" (5.44m x 5.10m). Ceiling cornice. Fireplace. Double glazed window.

Bedroom 1 (middle): 12'0" x 11'10" (3.63m x 3.61m). Built-in wardrobes.

Bedroom 2 (front): 12'0" x 7'5" (3.65m x 2.25m). Double glazed window. Built-in wardrobe.

Kitchen/Diner: 14'1" x 9'0" (4.30m x 2.72m). Stainless steel sink unit with mixer tap. Fitted wall and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Door leading to rear garden via what was a staircase (which no longer exists) but potentially could be reinstated. At present access to the garden is via a side entrance.

Bathroom: (2.02m x 1.75m). Panelled bath. Wash hand basin. Partly tiled walls. Double glazed window.

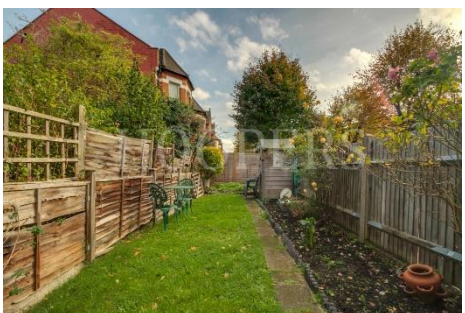
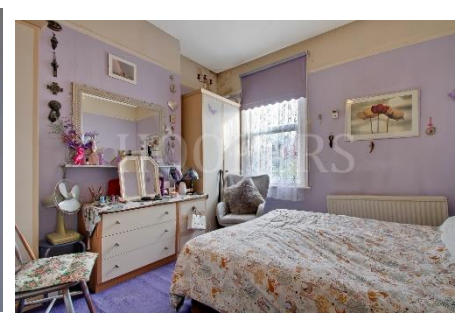
Separate WC: Low level WC with half tiled walls.

PRICE: **£475,000** **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.

GREENHILL PARK, LONDON, NW10 9AE (CONTINUED)



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FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 980.80 SQ. FT / 91.12 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".