

## **GARRARD WALK, CHURCH ROAD, LONDON, NW10 9HS**



EPC Rating: C

We are pleased to bring to the market this centre terrace two bedroom property located on an estate of similar properties and just off Church Road and therefore being situated within a few minutes walk of local bus services and shops at Church Road with the nearest Station being Neasden (Jubilee Line). Benefits include:-

- Gas central heating
- Large kitchen/diner
- Two double bedrooms
- Own rear garden
- Gross internal floor area of 861 sq ft (80 sq m) approximately

**PRICE: ..... £440,000.....FREEHOLD**

**GARRARD WALK, CHURCH ROAD, LONDON, NW10 9HS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboards. Half landing.

**Guest Cloakroom:** Low level WC and wash hand basin.

**Lounge (rear):** 12'7" x 11'10" (3.83m x 3.60m). Double glazed window and door to rear garden.

**Kitchen/Diner (front):** 13'9" x 8'7" (8.0m x 2.61m). Walk-in pantry.

**First Floor:**

**Bedroom 1 (rear):** 12'7" x 11'10" (3.83m x 3.60m). Double glazed window. Built-in wardrobes.

**Bedroom 2 (front):** 11'10" x 10'6" (3.60m x 3.21m). Double glazed window.

**Wet Room/WC:** 8'0" x 6'6" (2.45m x 1.98m). Shower, wash hand basin and WC.

**Landing:** Several built-in cupboards.

**External Features:** Front and rear gardens, the rear garden measuring some 16' approximately in length.

**Council Tax:** Band C.

**PRICE: £440,000 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.

**GARRARD WALK, LONDON, NW10 9HS (CONTINUED)**



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LONDON NW10**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 861.11 SQ. FT / 80.00 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".