

ACTON LANE, HARLESDEN, LONDON, NW10 8UX



EPC Rating:

We are pleased to be able to offer for sale this first floor two bedroom flat ideally suited to a first time buyer or for buy-to-let purposes and priced to sell. The property is located in a large double fronted Victorian built semi-detached house of some six flats in total.

The property is located within a few yards of the multiple shopping and bus services at Harlesden and is within ten minutes walk approximately of Willesden Junction Station. Benefits include:-

- Chain free sale
- Gas central heating
- Mostly double glazed windows
- Period conversion
- Gross internal floor area of 585 sq ft (54 sq m) approximately

PRICE..... £299,950.....LEASEHOLD

ACTON LANE, HARLESDEN, LONDON, NW10 8UX (CONTINUED)

The accommodation is arranged as follows:-

First Floor:

Lounge (rear): 13'8" x 11'6" (4.16m x 3.50m).

Bedroom 1: 12'0" x 10'0" (3.66m x 3.02m).

Bedroom 2: 7'1" x 6'4" (2.15m x 1.92m).

Kitchen: 6'4" x 6'1" (1.92m x 1.86m).

Bathroom/WC: 6'7" x 4'8" (2.0m x 1.42m). Panelled bath, wash hand basin and low level WC.

Lease: We understand a new lease will be available on completion and that the property will be offered with a share of freehold.

PRICE:..... £299,950,.....LEASEHOLD

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.

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FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 411.07 SQ. FT / 38.19 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".