

GRESHAM ROAD, NEASDEN, LONDON, NW10 9DA



EPC Rating:

Presenting for sale a centre terrace Victorian built house and being ideal accommodation for a first time buyer or potentially for a buy-to-let investor.

The property is situated off the A406 (North Circular Road) in a residential street parallel to Woodheyes Road and is situated within easy reach of Neasden (Jubilee Line) Tube Station (approximately 15 minutes walk) with IKEA furniture store, Brent Park Tesco and Neasden Swaminarayan Temple all being within approximately a quarter of a mile. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Two/three bedrooms to first floor
- Renewed roof
- Gross internal floor area of 974 sq ft (90 sq m) approximately

PRICE: £475,000.....FREEHOLD

GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Room (front): 11'0" x 10'0" (3.34m x 3.06m). Double glazed window.

Room (rear): 13'1" x 10'9" (4.00m x 3.28m). Feature fireplace. Understairs cupboard. Door to:

Utility Room/Storage: 16'7" x 5'1" (5.06m x 1.56m). Door to garden.

Kitchen: 13'1" x 7'5" (4.00m x 2.25m). Stainless steel sink unit with mixer tap. Fitted wall cupboards and matching base cabinets with work surfaces above. Plumbing for dishwasher and washing machine. Gas boiler. Built-in gas hob with split level double oven.

Bathroom/WC: 9'0" x 6'8" (2.75m x 2.02m). Panelled bath. Separate shower cubicle. Low level WC. Wash hand basin and partly tiled walls.

First Floor:

Bedroom 1 (front): 13'1" x 11'2" (4.00m x 3.40m). Walk-in cupboard with hatch to loft space. Double glazed window.

Bedroom 2 (rear): 13'1" x 10'10" (4.00 x 3.30m). Double glazed window. Door to:-

Study (off bedroom 2): 7'11" x 7'5" (2.42m x 2.25m). Wall mounted gas boiler.

External features: Front and rear gardens.

PRICE: £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)



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**GRESHAM ROAD
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 883.39 SQ. FT / 82.07 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE UTILITY ROOM/STORAGE 973.70 SQ. FT / 90.46 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".