

## **MIDSTRATH ROAD, NEASDEN, LONDON, NW10 1TD**



EPC Rating: C

A rare opportunity to purchase a first floor spacious two double bedroom maisonette converted from a two storey semi-detached 1930's built house and offering above average size accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Sole use of 98' rear garden
- Ready to use kitchen
- Spacious lounge
- Own front door to street
- Loft space (not inspected) which could be converted into additional accommodation (subject to any necessary local authority planning permission)
- The property is located within a maximum ten minutes walk from Neasden (Jubilee Line) Tube Station
- The property is located in a quiet residential street
- Local shopping facilities at Neasden are within a few hundred yards
- Gross internal floor area of 757 sq ft (70 sq m) approximately

**PRICE: ..... £399,000.....FREEHOLD**

**MIDSTRATH ROAD, NEASEN, LONDON, NW10 1TD (CONTINUED)**

The accommodation is arranged as follows:

**Internal Entrance Hall:** With staircase to

**First Floor:**

**Landing:** Hatch to loft space (not inspected). Built-in cupboard. Double aspect double glazed windows.

**Lounge (front):** 15'2" x 13'8" (4.62m x 4.17m). Double glazed bay window.

**Bedroom 1 (rear):** 14'10" x 10'10" (4.52m x 3.31m). Double glazed bay window. Built-in cupboard.

**Bedroom 2 (rear):** 16'8" x 8'10" (5.08m x 2.69m). Double glazed bay window to rear. Built-in cupboard. Two porthole windows to side wall.

**Kitchen:** 9'8" x 8'8" (2.94m x 2.63m). Fitted with a range of eye level wall mounted white cabinets and matching base cabinets with work surfaces above and tiled surrounds. Ceramic tiled flooring. Stainless steel sink unit with mixer tap. Built-in electric hob with extractor hood above and double oven below. Plumbing for washing machine. Cupboard with boiler.

**Bathroom/WC:** With panelled bath, wash hand basin and low level WC. Ceramic tiling to walls. Double glazed oriel window.

**External Features:** Lovely exclusive rear garden some 98' in length with garden shed.

**PRICE: £399,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.

**MIDSTRATH ROAD, LONDON, NW10 1TD (CONTINUED)**

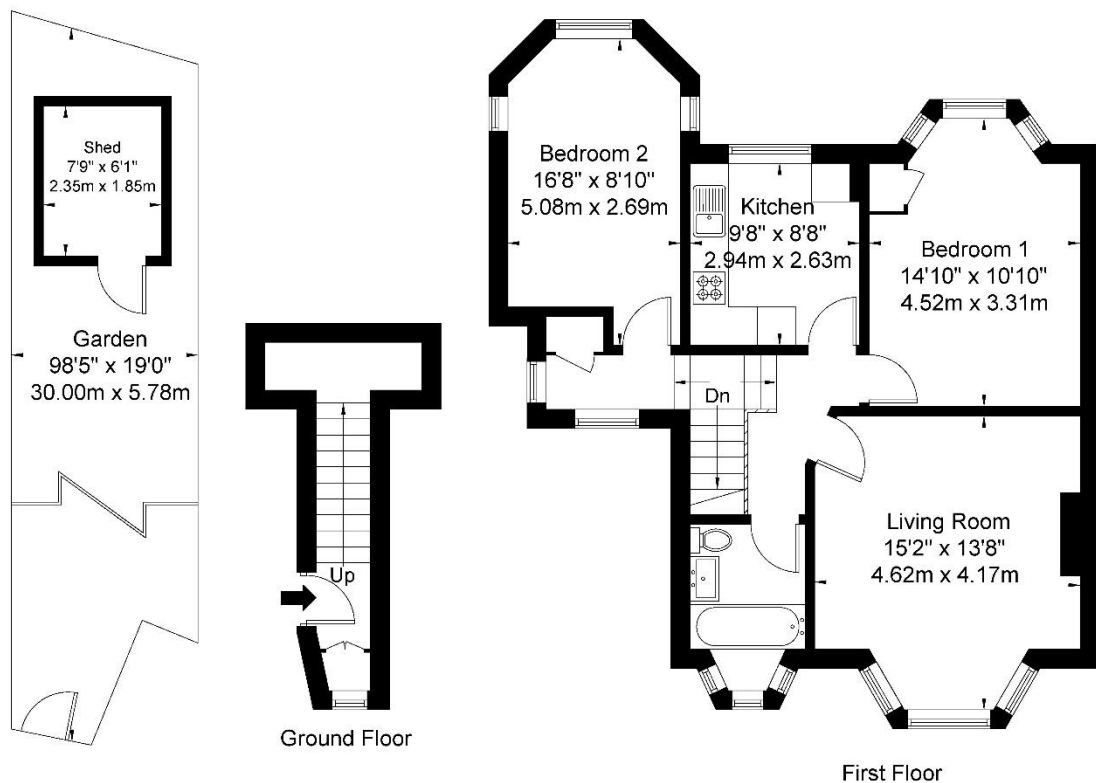
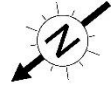


**MIDSTRATH ROAD, LONDON, NW10 1TD (CONTINUED)****Midstrath Road NW10 1TD**

Approx Gross Internal Area = 70.4 sq m / 757 sq ft

Shed = 4.3 sq m / 46 sq ft

Total = 74.7 sq m / 803 sq ft



Ref

Copyright  
**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright © BLEUPLAN