

## **BUCKINGHAM ROAD, LONDON, NW10 4RJ**



EPC Rating: C

A rare opportunity to purchase a split level mid-terraced period house which is offered with vacant possession

The property is set within a quiet tree lined road and located within a few hundred yards of amenities in Harlesden. The nearest station is Willesden Junction (Bakerloo Line and Overground trains) which is approximately 0.3 miles

- Three bedrooms
- Two Reception rooms
- Two WC's
- Double Glazing
- Gas central heating
- Period style property
- Gross internal floor area of 1,147 sq ft (107 sq m) approximately
- Close to all amenities
- Chain free sale with vacant possession.

**PRICE: .....Offers in excess of £725,000.....FREEHOLD**

## **BUCKINGHAM ROAD, LONDON, NW10 4RJ (Continued)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Split level Entrance Hall:** Understairs cupboard. Further downstairs cupboard housing meters.

**Reception Room 1:** 14'9" x 11'10" (4.5m x 3.6m). Double glazed bay window. Wood laminate flooring.

**Reception Room 2:** 12'7" x 9'7" (3.8m x 2.9m). Double glazed rear aspect window. Wood laminate flooring.

**Guest WC:** Frosted double glazed side aspect window. Low level WC.

**Kitchen/Diner:** 17'10" x 8'10" (5.4m x 2.7m). Double glazed side and rear aspect windows. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Induction hob with oven below and extractor hood above. Wall mounted 'combi' boiler. Part tiled walls. Wood laminate flooring. Door to garden:

### **Split level First Floor:**

**Bedroom 1 (front):** 15'7" x 12'1" (4.8m x 3.7m). Two double glazed windows. Wood laminate flooring.

**Bedroom 2 (middle):** 12'11" x 9'7" (3.9m x 2.9m). Double glazed rear aspect window. Wood laminate flooring.

**Bedroom 3 (rear):** 8'9" x 6'2" (2.7m x 1.9m). Double glazed rear aspect window. Wood laminate flooring.

**Shower room/WC:** 8'2" x 4'8" (2.5m x 1.4m). Frosted double glazed side aspect window. Shower cubicle. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring.

**External features:** Front and rear gardens, the rear garden some 52' in length approximately, mainly concrete with flower and shrubs borders. Brick built barbeque and oven.

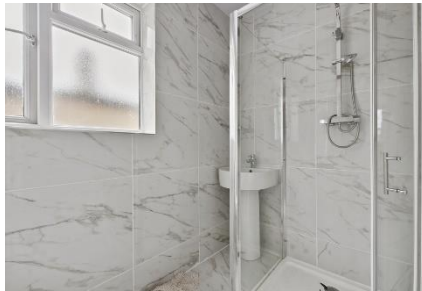
**Council Tax:** Band D.

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### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

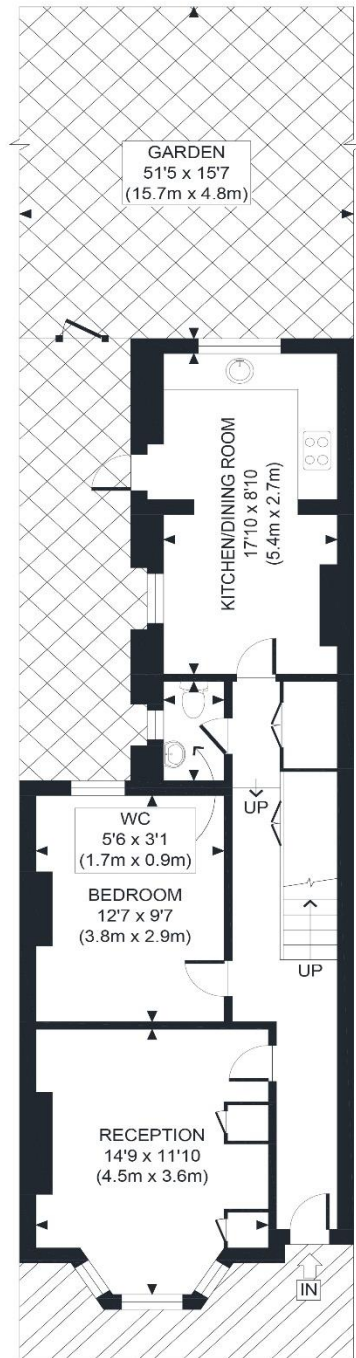
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.



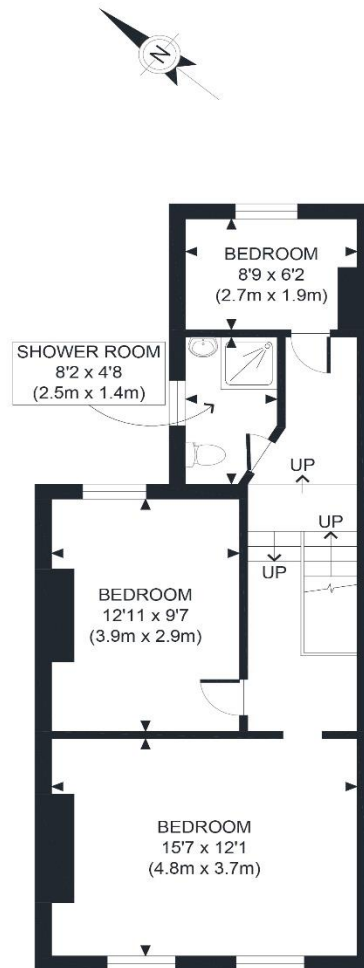
**BUCKINGHAM ROAD, LONDON, NW10 4RJ (Continued)**



# BUCKINGHAM ROAD, LONDON, NW10 4RJ(Continued)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 532 SQ FT

## APPROX. GROSS INTERNAL FLOOR AREA 1147 SQ FT / 107 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Buckingham Road

date 01/08/25

photoplan 