



53 Salmon Street, NW9, NW9 8PP

£1,000,000 Freehold

- A Large Detached House
- Potential To Extend & Modernise
- Central Heating & Some Double Glazing
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Downstairs WC
- Four First Floor Bedrooms
- Two Bathrooms (One En Suite)
- Lots of Off Road Parking to the Front
- Chain Free Sale
- EPC Rating E



A Large Four Bedroom Detached House in much sought after residential road, convenient for both Wembley Park and Kingsbury's amenities. The property has potential to extend and is in need of some repair and modernisation. Central Heating, Some Double Glazing, Kitchen/Diner, Two Large Reception Rooms, Downstairs WC, Four First Floor Bedrooms, Two Bathrooms. Rear Garden, Front Paved for Off Road Parking. Chain Free Sale.

Entrance Hall

Radiator.

Front Reception Room

15' 2" x 11' 11" (4.62m x 3.63m) Radiator, front bay window with leaded lights.

Rear Reception Room

21' 1" x 15' 4" (6.43m x 4.67m) Two radiators, tiled floor, large archway to Kitchen, security grills to sliding doors to rear garden.

Kitchen / Diner

20' 10" x 9' 4" (6.35m x 2.84m) Fitted wall and base units with tiled splashbacks, gas hob, oven, plumbed for washing machine, stainless steel sink with mixer tap, radiator, part tiled floor, windows to the side and rear, door to side.

Downstairs Cloakroom

WC, wash hand basin, window to the side.

Store Room (Previously the Garage)

11' 1" x 8' 2" (3.38m x 2.49m) Radiator, window to the front with security grills, gas metre.

Stairs to Spacious First Floor Landing

Radiator, window to the side.

Bedroom One (Front)

15' 8" x 12' 0" (4.78m x 3.66m) Radiator, fitted wardrobe, leaded light window to the front with secondary glazing.

Bedroom Two (Front)

12' 7" x 11' 7" (3.84m x 3.53m) Radiator, fitted wardrobe, leaded light window.

Bedroom Three (Rear)

15' 7" x 15' 4" to 21'. Radiator, fitted wardrobe, window to the rear, door to En Suite:

En Suite Bathroom

9' 3" x 5' 2" (2.82m x 1.57m) Bath, WC, wash hand basin, extractor, radiator, tiled walls and floor.

Bedroom Four

9' 6" x 9' 0" (2.90m x 2.74m) plus inner corridor entrance. Radiator, double glazed window to rear.

Bathroom

11' 0" x 6' 1" (3.35m x 1.85m) Large bathroom with corner bath, bidet, wc, wash hand basin, radiator, tiled floor and walls, two windows to the side.

Rear Garden

Patio area, lawn, fruit trees.

Front

Paved for Off Road Parking.

Additional Information

Local Authority Brent - Council Tax Band: G - Annual Price: £3,393

Conservation Area - No

Flood Risk - Very low

Floor Area - 1,870 ft² / 173 m²

Plot Size - 0.12 Acres

Mobile Coverage - EE, Vodafone, Three and O2

Broadband - Basic 7 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky

DISCLAIMER

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