

## **HARDIE CLOSE, LONDON, NW10 0UH**



EPC Rating: C

We are pleased to bring to the market this three floor centre terrace post war built town house which is on the market for the first time in many years. This property would suit home ownership or as an excellent investment for letting opportunity.

The property is located within a few hundred yards of IKEA furniture store, Brent Park Tesco and Neasden Swaminarayan Temple with the nearest Station being Stonebridge Park (Bakerloo Line) or Neasden (Jubilee Line)

The property is situated on an estate of modern post-war built houses of similar type and benefits include:

- Off street parking
- Gas central heating
- Double glazed windows
- Refurbished bathrooms
- Spacious lounge
- Own rear garden
- Ready to move into condition
- Several large built-in cupboards to stairwells
- Gross internal floor area of 1,243 sq ft (115 sq m) approximately
- Recently refurbished ground floor Studio apartment (currently rented separately for £925 pcm) comprising of a Studio room with ensuite shower/WC
- Wembley Park Station is a 10 minute bus ride and the bus stops are within 25 metres of the property

**PRICE: .....£549,950.....FREEHOLD**

**HARDIE CLOSE, LONDON, NW10 0UH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs storage area.

**Bedroom:** 14'2" x 8'4" (4.3m x 2.5m). Window to front. Door to:

**Ensuite Shower Room/WC:** 6'8" x 3'5" (2.0m x 1.0m). Pedestal wash hand basin. Low level WC. Shower cubicle.

**Additional Shower Room:** 8'3" (2.5m x 1.0m).

**Kitchen:** 11'6" x 10'10" (3.5m x 3.3m). Fitted kitchen with wall and base cupboards. Plumbing for washing machine. Gas cooker. Access to rear garden.

**First Floor:**

**Reception Room (rear):** 16'5" x 11'6" (5.0m x 3.5m). Double glazed window.

**Landing:** Built-in cupboards.

**Bedroom (front):** 11'6 x 9'10" (3.5m x 3.0m). Double glazed window.

**Second Floor:**

**Bedroom (rear):** 11'6" x 11'0" (3.5m x 3.3m). Double glazed window.

**Bedroom (front):** 11'6" x 9'10" (3.5m x 3.0m). Double glazed window.

**Bathroom/WC:** 8'2" x 6'0" (2.5m x 1.8m). Pedestal wash hand basin. Bath with mixer tap and shower attachment. Glass shower screen. Low flush WC.

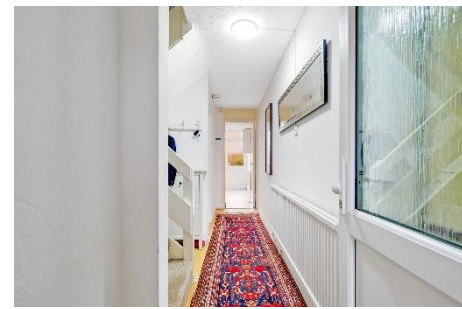
**External Features:** Off street parking to front. Rear garden some 20' in length.

**Council Tax:** Band D.

**PRICE:** **£549,950** **FREEHOLD**

**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.

**HARDIE CLOSE, LONDON, NW10 0UH (CONTINUED)**



# **HARDIE CLOSE, LONDON, NW10 0UH (CONTINUED)**

