

**ABOYNE ROAD, LONDON, NW10 0EY**



EPC Rating: D

An ideal opportunity for a first time buyer to purchase a three bedroom family house which benefits from fabulous views from the first floor rear of the property over Welsh Harp recreation ground and reservoir. It is like being in the middle of the countryside in London.

The property is located just off Neasden Lane North in a no through residential street. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Views from rear over parkland
- Local shops can be found within a quarter of a mile at Neasden
- Gross internal floor area of 791 sq ft (73 sq m) approximately
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 miles

**PRICE: ... .. £550,000..... ..FREEHOLD**

**ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:**

**Lounge (front):** 15'5" x 11'10" (4.70m x 3.60m). Wood flooring. Feature fireplace with ornamental fire. Double glazed oriel window.

**Kitchen:** 12'2" x 7'5" (3.72m x 2.25m). Fitted white wall mounted cabinets and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Double glazed door to garden. Wall mounted gas boiler. Understairs cupboard.

**Shower Room/WC:** 6'0" x 4'4" (1.80m x 1.31m). Shower cubicle. Low level WC. Wash hand basin. Ceramic tiling to floor and walls. Heated towel rail.

**First Floor:**

**Bedroom 1 (rear):** 16'4" x 8'10" (4.98m x 2.68m). Double glazed window. Wood laminate flooring. Panoramic views over Welsh Harp recreational space and reservoir.

**Bedroom 2 (front):** 12'8" x 10'8" (3.87m x 3.24m). Double glazed window.

**Bedroom 3 (front):** 8'0" x 7'5" (2.44m x 2.26m). Double glazed window.

**Landing:** Built-in cupboard. Hatch to loft space (not inspected). View over parkland.

**External features:** Front and rear gardens.

**Council Tax:** Band D.

**PRICE: £550,000 FREEHOLD**

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

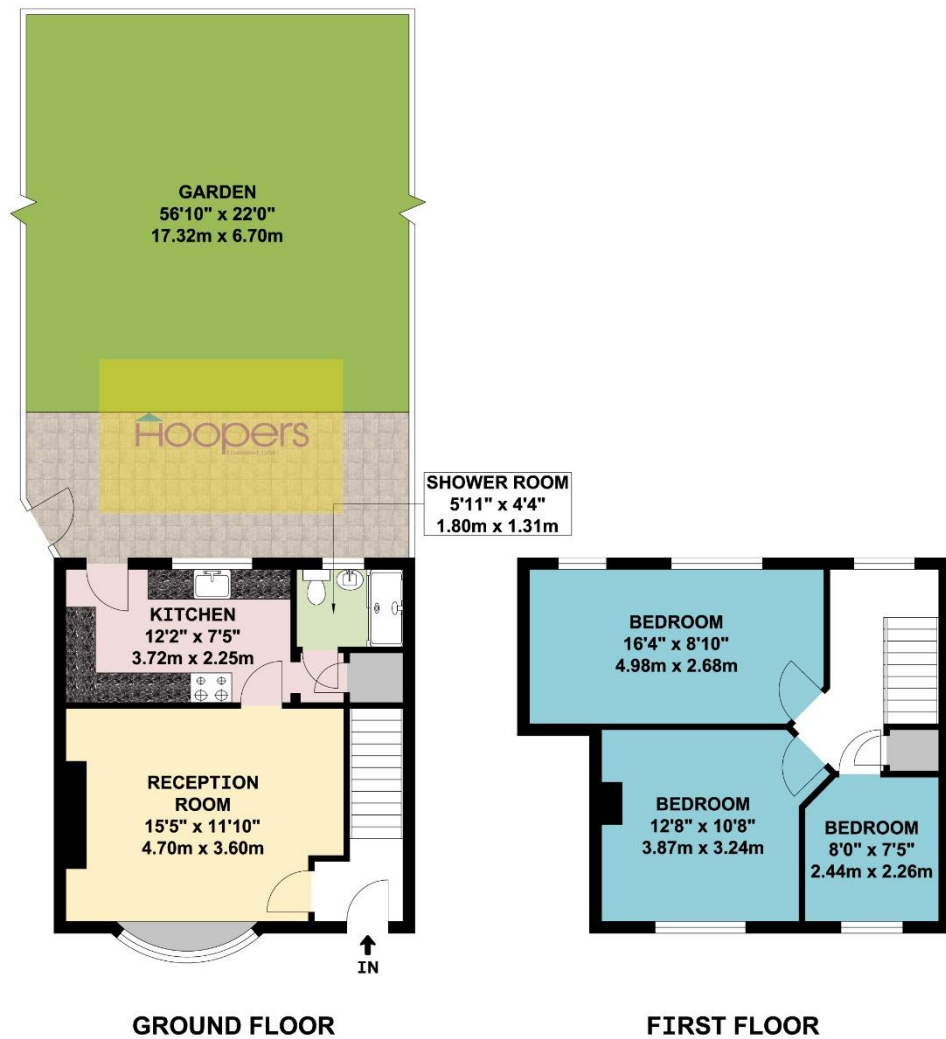
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)**



**ABOYNE ROAD, LONDON, NW10 0EY (CONTINUED)**

**ABOYNE ROAD  
LONDON NW10**



**APPROX. GROSS INTERNAL FLOOR AREA 790.82 SQ. FT / 73.47 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".