

VERNEY STREET, NEASDEN, LONDON, NW10 0BA



EPC Rating: D

We are delighted to be able to bring to the market this charming three bedroom end of terrace Victorian built house which is offered for sale chain free and would ideally suit a first time buyer and is located in a residential street off Neasden Lane North and therefore situated within a few hundred yards of local bus services and shops at Neasden.

The nearest Station is Neasden (Jubilee Line). The property benefits:-

- Double glazed windows
- Gas central heating
- Chain free sale
- Spacious kitchen/diner
- Shared drive to side of property providing off street parking
- South facing rear garden some 72' long
- Gross internal floor area of 834 sq ft (77 sq m) approximately
- The property is located in a conservation area

PRICE: £465,000.....FREEHOLD

VERNEY STREET, LONDON, NW10 0BA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards.

Lounge (front): 16'0" x 10'10" (4.85m x 3.31m). Double glazed sash windows to front.

Kitchen/Diner (rear): 15'0" x 10'0" (4.57m x 3.05m). Built-in cupboards. Plumbed for washing machine. Wall mounted gas boiler. Door to garden.

Bathroom: 5'3" x 5'1" (1.61m x 1.54m). Panelled bath and wash hand basin.

First Floor:

Bedroom 1 (rear): 15'0" x 10'0" (4.57m x 3.06m). Built-in cupboard. Double glazed window.

Bedroom 2 (front): 10'10" x 9'9" (3.30m x 2.98m). Double glazed window.

Bedroom 3 (front): 7'2" x 5'10" (2.18m x 1.78m). Double glazed window.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden having a southerly aspect measuring some 72' long. Off street parking to side of property via a shared drive-in (accessed from Verney Street).

Council Tax: Band D.

<u>PRICE:</u>	<u>£465,000</u>	<u>FREEHOLD</u>
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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.

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APPROX. GROSS INTERNAL FLOOR AREA 833.88 SQ. FT / 77.47 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".