

VERNEY STREET, NEASDEN, LONDON, NW10 0AY



EPC Rating: D

An ideal opportunity for a first time buyer or investor to purchase one of these lovely Victorian built ex-railway cottages constructed circa 1880.

This particular property is in need of some refurbishment but offers any buyer an excellent opportunity to create what they wish from the property.

Benefits include:-

- Chain free sale
- 7 rooms in total
- Gross internal floor area of 856 sq ft (80 sq m) approximately
- Potential for further development (subject to any necessary planning consents)
- Double glazing
- Gas central heating
- The property is located within a few yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line)

PRICE:£440,000.....FREEHOLD

VERNEY STREET, LONDON, NW10 0AY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Room (front): 11'0" x 9'11" (3.35m x 3.03m). Double glazed front aspect window. Wood flooring.

Room (middle): 11'1" x 7'3" (3.38m x 2.21m). Double glazed rear aspect window. Wood flooring.

Dining Room (middle): 11'1" x 7'0" (3.38m x 2.21m). Door to kitchen.

Kitchen: 8'6" x 8'1" (2.60m x 2.47m). Double glazed side aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Door to:

Inner Lobby: Door to garden. Door to bathroom/WC.

Bathroom/WC: 8'2" x 4'10" (2.48m x 1.48m). Double glazed rear aspect window. Panelled bath with mixer tap and shower attachment. Low level WC. Vanity wash hand basin with cupboard below.

First Floor:

Bedroom 1 (front): 10'0" x 7'5" (3.04m). Double glazed front aspect window. Wood flooring.

Bedroom 2 (front): 10'0" x 7'2" (3.04m x 2.19m). Double glazed front aspect window. Wood flooring.

Bedroom 3 (rear): 8'5" x 8'5" (2.57m x 2.56m). Double glazed rear aspect window. Wood flooring.

Bedroom 4 (rear): 8'5" x 5'11" (2.56m x 1.81m). Double glazed rear aspect window. Wood flooring.

External Features: Rear garden mainly laid to lawn.

Council Tax: Band D.

PRICE:

£440,000

FREEHOLD

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

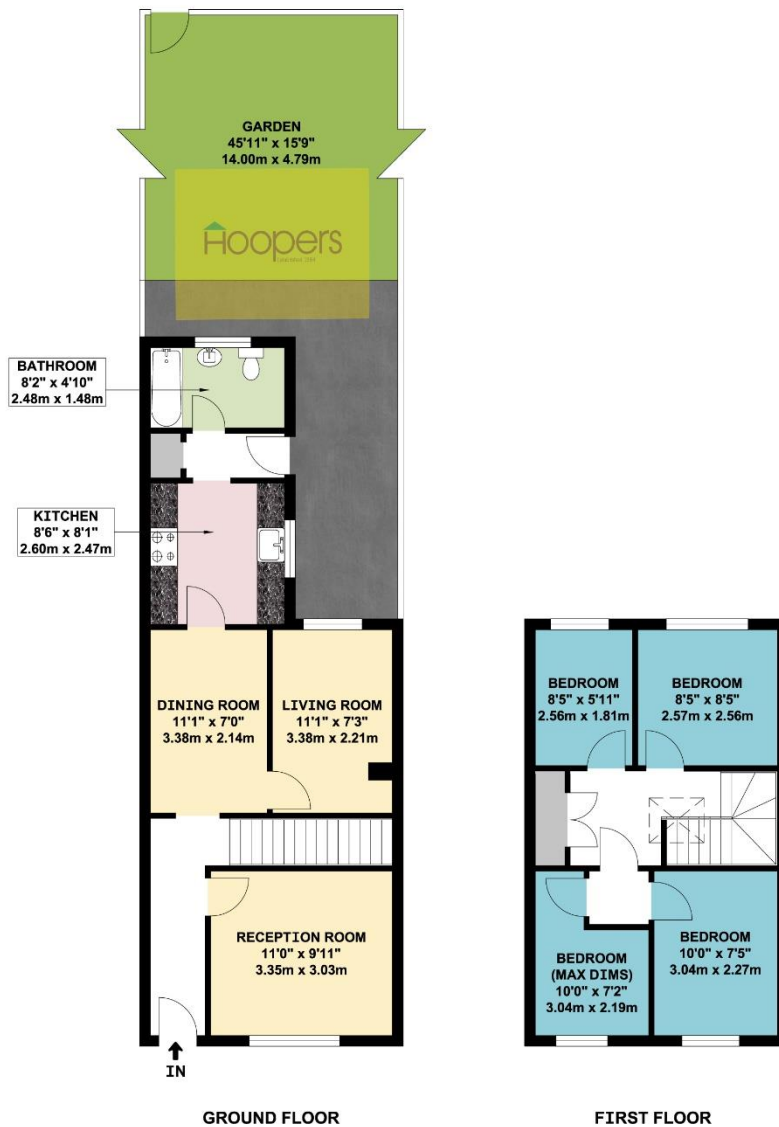
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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APPROX. GROSS INTERNAL FLOOR AREA 856.37 SQ. FT / 79.56 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".