

GRESHAM ROAD, NEASDEN, LONDON, NW10 9BY



EPC Rating: D

Presenting for sale a freshly renovated centre terrace Victorian built house and being ideal accommodation for a first time buyer or potentially for a buy-to-let investor.

The property is situated off the A406 (North Circular Road) in a residential street parallel to Woodheyes Road and is situated within easy reach of Neasden (Jubilee Line) Tube Station (approximately 15 minutes walk) with IKEA furniture store, Brent Park Tesco and Neasden Swaminarayan Temple all being within approximately a quarter of a mile. Benefits include:-

- Gas central heating
- Double glazed windows
- Two bedrooms to first floor
- Chain free sale
- Gross internal floor area of 768 sq ft (71 sq m) approximately

PRICE: £510,000.....FREEHOLD

GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)

The accommodation is arranged as follows:

Entrance Hall: Wood flooring.

Reception Room (front): 11'0" x 10'0" (3.4m x 3.1m). Double glazed window.

Kitchen/Dining Room (middle): 13'2" x 10'10" (4.00m x 3.3m). Gas cooker. Wall mounted boiler. A range of fitted wall and base cupboards. Sink unit with mixer tap. Double glazed window to rear. Wood flooring. Door to:

Utility Room: 7'9" x 7'4" (2.4m x 2.2m). Plumbing for washing machine. Tiled walls. Door to garden.

Shower Room/WC: 7'4" x 4'5" (2.2m x 1.4m). Shower cubicle. Low level WC. Wash hand basin and vanity unit. Fully tiled walls and flooring. Double glazed window. Heated towel rail.

First Floor:

Bedroom 1 (front): 13'2" x 11'0" (4.00m x 3.40m). Double glazed window.

Bedroom 2 (rear): 13'2" x 10'10" (4.00 x 3.30m). Double glazed window.

External features: Front and rear gardens. Conservatory to rear.

PRICE: £510,000 FREEHOLD

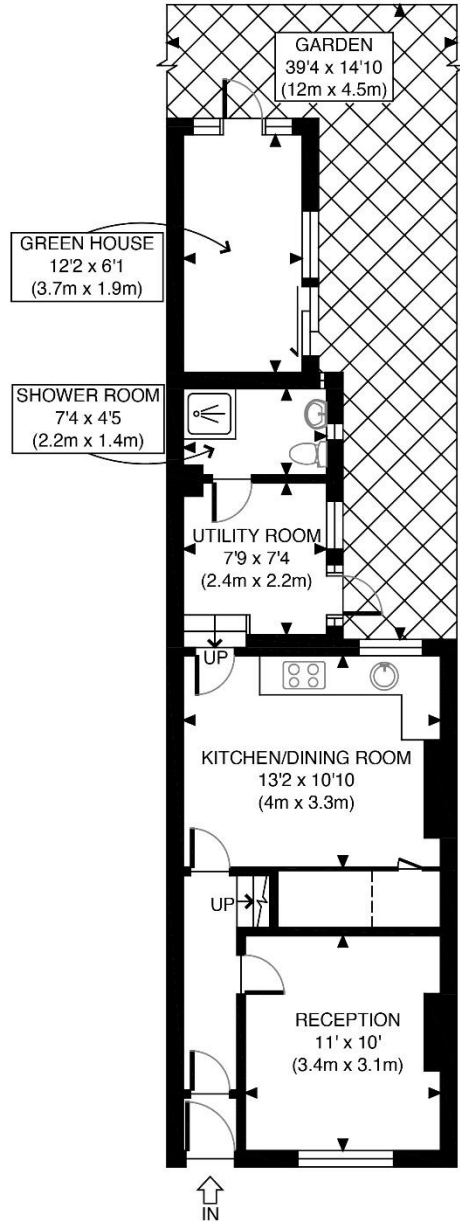
VIEWING BY APPOINTMENT ONLY

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.

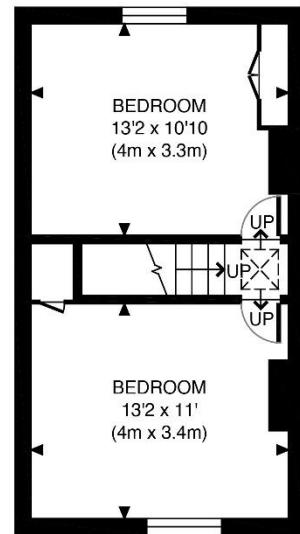
GREASHAM ROAD, NEASDEN, NW10 9BY (CONTINUED)




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GROSS INTERNAL
FLOOR AREA WITH GREEN HOUSE 513 SQ FT
FLOOR AREA WITHOUT GREEN HOUSE 434 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 334 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA WITH GREEN HOUSE 847 SQ FT / 79 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GREEN HOUSE 768 SQ FT / 71 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Gresham Road</p>
	<p>date 25/07/24</p>
	<p>photoplan </p>