

## **VERNEY STREET, NEASDEN, LONDON, NW10 0BA**



EPC Rating: D

We are delighted to bring to the market this end of terrace Victorian built ex-railway cottage constructed circa 1880 and offered for sale chain free. Benefits include:-

- Double glazed replacement sash windows
- Gas central heating
- South facing rear garden
- Off street parking to side of property for one to two vehicles
- Kitchen/diner
- Conservation area
- Gross internal floor area of 836 sq ft (78 sq m) approximately
- 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: .....£495,000.....FREEHOLD**

**VERNEY STREET, LONDON, NW10 0BA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Lounge (front):** 16'0" x 10'8" (4.86m x 3.25m). Double glazed sash windows.

**Kitchen/Diner (rear):** 15'0" x 10'0" (4.56m x 3.02m). Double glazed window. Wall mounted gas boiler. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Fitted wall and base cabinets. Door to rear garden.

**Bathroom:** 5'5" x 5'1" (1.66m x 1.55m). Bath and wash hand basin.

**First Floor:**

**Bedroom 1 (rear):** 15'0" x 10'0" (4.57m x 3.04m). Double glazed sash window.

**Bedroom 2 (front):** 10'10" x 9'8" (3.30m x 2.95m). Double glazed sash window.

**Bedroom 3 (front):** 7'1" x 5'10" (2.15m x 1.78m). Double glazed sash window.

**Separate WC:**

**External Features:** Off street parking to side of property for approximately two vehicles. South facing rear garden measuring 72' in length.

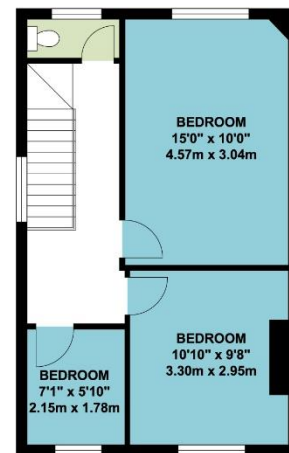
**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£495,000</u></b>	<b><u>FREEHOLD</u></b>
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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.

**VERNEY STREET, LONDON, NW10 0BA (CONTINUED)**

**VERNEY STREET, LONDON, NW10 0BA (CONTINUED)****VERNEY STREET  
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 835.92 SQ. FT / 77.66 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".