

VERNEY STREET, NEASDEN, LONDON, NW10 0AY



EPC Rating: C

A spacious centre terrace Victorian built house constructed circa 1880 by the Metropolitan Railway and situated in a residential street just off Blackbird Hill and therefore being well positioned for access to local bus services and shops at Neasden.

Benefits include:

- Period property
- 3 bedrooms
- 2 reception rooms
- Gas central heating
- Double glazing
- Chain free sale
- Gross internal floor area of 854 sq ft (79 sq m) approximately
- The nearest station is Neasden (Jubilee Line), part of the “Night Tube” service and the 297 bus route is a night service bus and can be reached within a few hundred yards at Neasden Lane

PRICE:£499,950.....FREEHOLD

VERNEY STREET, LONDON, NW10 0AY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Front room: 10'9" x 9'10" (3.27m x 3.00m). Sash window.

Middle Room: 14'9" x 14'1" (4.50m x 4.28m). Sash window. Understairs storage cupboard.

Kitchen: 8'7" x 8'0" (2.62m x 2.44m). 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: 8'1" x 5'0" (2.47m x 1.52m). Rear aspect window. Panelled bath with mixer tap and shower attachment. Low level WC. Vanity wash hand basin with cupboard below. Tiled walls.

First Floor:

Bedroom 1 (front): 14'9" x 9'10" (4.50m). Sash window.

Bedroom 2 (rear): 9'0" x 8'4" (2.74m x 2.55m). Sash window.

Bedroom 3 (rear): 8'4" x 5'10" (2.55m x 1.78m). Sash window.

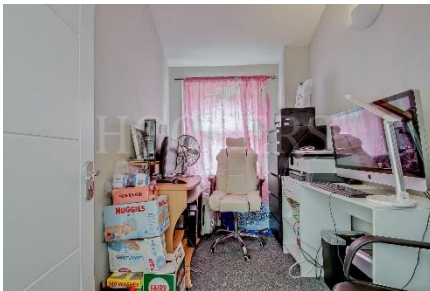
External Features: Front and rear gardens, the rear garden block paved with flower and shrubs border. Shed.

Council Tax: Band D.

<u>PRICE:</u>	<u>£499,950</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.

VERNEY STREET, LONDON, NW10 0AY (CONTINUED)

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LONDON NW10****APPROX. GROSS INTERNAL FLOOR AREA 854.00 SQ. FT / 79.34 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".