

ST JOHNS AVENUE, LONDON, NW10 4ED



EPC Rating: C

A spacious four bedroom centre terrace three storey Victorian built family house needing modernisation and offered with vacant possession.

- 4 Bedrooms
- 3 Reception rooms
- Gas central heating
- Kitchen/Diner
- Off street parking
- Vacant possession
- Two bathrooms
- Gross internal floor area of 1,615 sq ft (150 sq m)
- The property is located within 100 yards of St Claudines Catholic School with the nearest station being Willesden Junction (Bakerloo & Overground)

PRICE: £700,000..... ..FREEHOLD

ST JOHNS AVENUE, LONDON, NW10 4ED (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard. Wood flooring. Dado rail.

Reception 1 (front): 14'9" x 13'4" (4.50m x 4.07m). Bay window to front. Tiled fireplace with fitted gas fire. Ceiling rose.

Reception 2: 12'4" x 11'2" (3.76 m x 3.40m). Casement door to rear garden. Ceiling rose. Wood flooring.

Reception 3: 11'8" x 11'1" (3.56m x 3.38m). Side aspect window. Tiled fireplace with fitted gas fire. Wood flooring. Door to:

Kitchen/Diner: 14'8" x 11'8" (4.47m x 3.56m). Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces. Gas cooker point with extractor hood above. Part tiled walls. Door to:

Utility Room: 7'2" x 6'11" (2.18m x 2.10m). Side and rear aspect windows. Plumbing for washing machine. Pedestal wash hand basin. Door to rear garden. Door to:

Shower Room/WC: Electric shower with shower curtain and rail. Low level WC. Wall mounted boiler. Part tiled walls.

Split level First Floor:

Upper level

Bedroom 1 (front): 17'11" x 15'2" (5.20m x 4.63m). Bay window. Further front aspect window. Picture rail. Tiled fireplace with fitted gas fire. Picture rail.

Bedroom 2 (middle): 12'4" x 11'2" (3.77m x 3.40m). Rear aspect window. Fireplace.

Lower level:

Bedroom 3 (rear): 10'6" x 8'8" (3.20m x 2.64m). Not inspected.

Bedroom 4 (rear): 11'9" x 6'9" (3.57m x 2.05m). Rear aspect window. Fireplace.

Family Bathroom: 8'1" x 6'1" (2.47m x 1.86m). Frosted side aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Pedestal wash hand basin. Gas meter. Fully tiled walls. Wood flooring.

Separate WC: Frosted side aspect window. Low level WC. Part tiled walls. Wood flooring.

External features: Off street parking to the front. Rear garden part paved with flowers and shrubs.

PRICE: £700,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS 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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SAINT JOHN'S AVENUE
LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1614.58 SQ. FT / 150.00 SQ. M

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