

SELSDON ROAD, LONDON, NW2 7NE



EPC Rating:

We are delighted to be able to bring to the market this unmodernised three bedroom centre terrace house which is offered for sale chain free and is located in the popular Brentwater Area and situated within a few yards of local schools and bus services at Crest Road.

The property is unmodernised and requires full refurbishment (apart from the central heating).

Benefits include:-

- Chain free sale
- Gas central heating
- 76' rear garden
- Gross internal floor area of 908 sq ft (84 sq m) approximately
- The nearest station is Neasden (Jubilee Line)

PRICE:£525,000.....FREEHOLD

SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 13'7" x 11'7" (4.14m x 3.53m).

Dining Room (front): 11'7" x 11'1" (3.53m x 3.37m).

Kitchen: 10'2" x 6'0" (3.10m x 1.80m). Quarry tiled flooring. Door to garden.

First Floor:

Bedroom 1 (rear): 13'6" x 11'9" (4.11m x 3.57m).

Bedroom 2 (front): 11'2" x 10'8" (3.40m x 3.24m).

Bedroom 3 (front): 7'8" x 7'0" (2.33m x 2.14m).

Bathroom/WC: 7'10" x 6'2" (2.38m x 1.88m).

External features: Front and rear gardens, the rear garden being 76' in length.

<u>PRICE:</u>	<u>£525,000</u>	<u>FREEHOLD</u>
----------------------	------------------------	------------------------

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.

SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)



SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)

**SELSDON ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 908.04 SQ. FT / 84.36 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".