



4 Bedroom
Yeats Close, NW10

 **Portland**
Trusted, every step of the way

Offers Over £450,000
Freehold

A Modern Four Bedroom Family Home

Situated within a quiet cul-de-sac, this well-presented four bedroom end-of-terrace family home offers generous living space and excellent convenience.

The ground floor features two bright reception rooms connected by double doors, creating a flexible and welcoming living and dining space. There is also a well-equipped kitchen, a downstairs WC, and direct access to a spacious private garden extending to both the rear and side—ideal for families and entertaining.

Upstairs, the first floor comprises three good sized rooms bedrooms, an additional study/single bed, and a modern family bathroom.

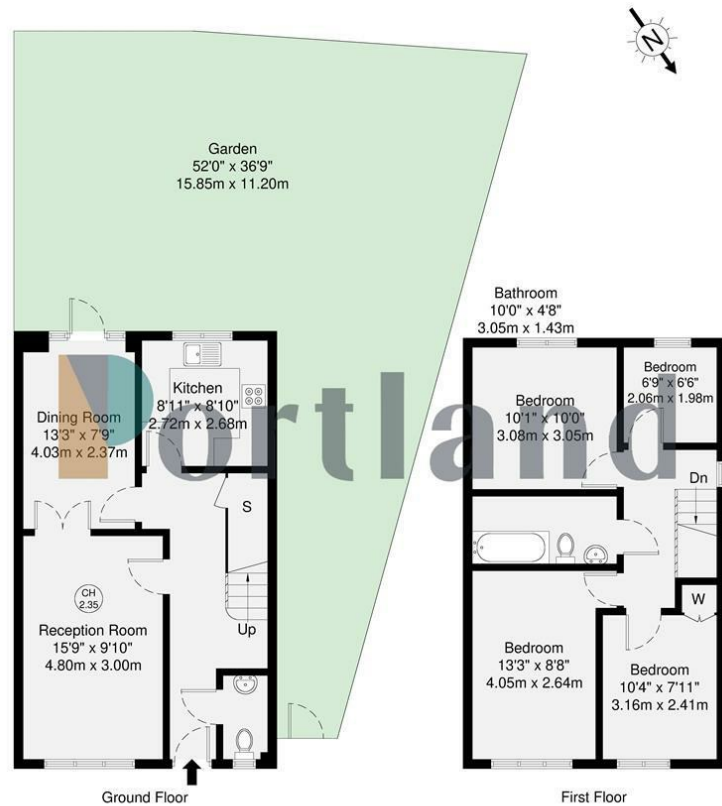
With potential off-street parking and excellent transport links, including close proximity to Neasden Underground Station (Jubilee Line), the property is ideally suited to first-time buyers, investors, or families looking to upsize. This is a blank canvas with some minor updating required allowing for someone to add their own creative flair.

Offered with vacant possession and chain-free, this home is conveniently located for access to the North Circular and is within easy reach of the open green spaces of Roundwood Park.

- Modern end-of terrace family home with Three good sized bedrooms plus additional study/home office
- Two reception rooms with interconnecting double doors
- Well-equipped kitchen and downstairs WC
- Some updating required to put your stamp on the property
- Spacious private garden to the rear and side
- Vacant possession and chain free
- Short walk to Neasden Underground Station (Jubilee Line)







| | | | |
|---|---|---|--|
| GROSS INTERNAL AREA (GIA) The footprint of the property | TOTAL STORAGE SPACE Storage and wardrobe total area | EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. | RESTRICTED HEAD HEIGHT Limited use area under 1.5m |
| 93.6 sq m / 1007 sq ft | 1.4 sq m / 14 sq ft | 177.5 sq m / 1910 sq ft | 0.0 sq m / 0.0 sq ft |

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

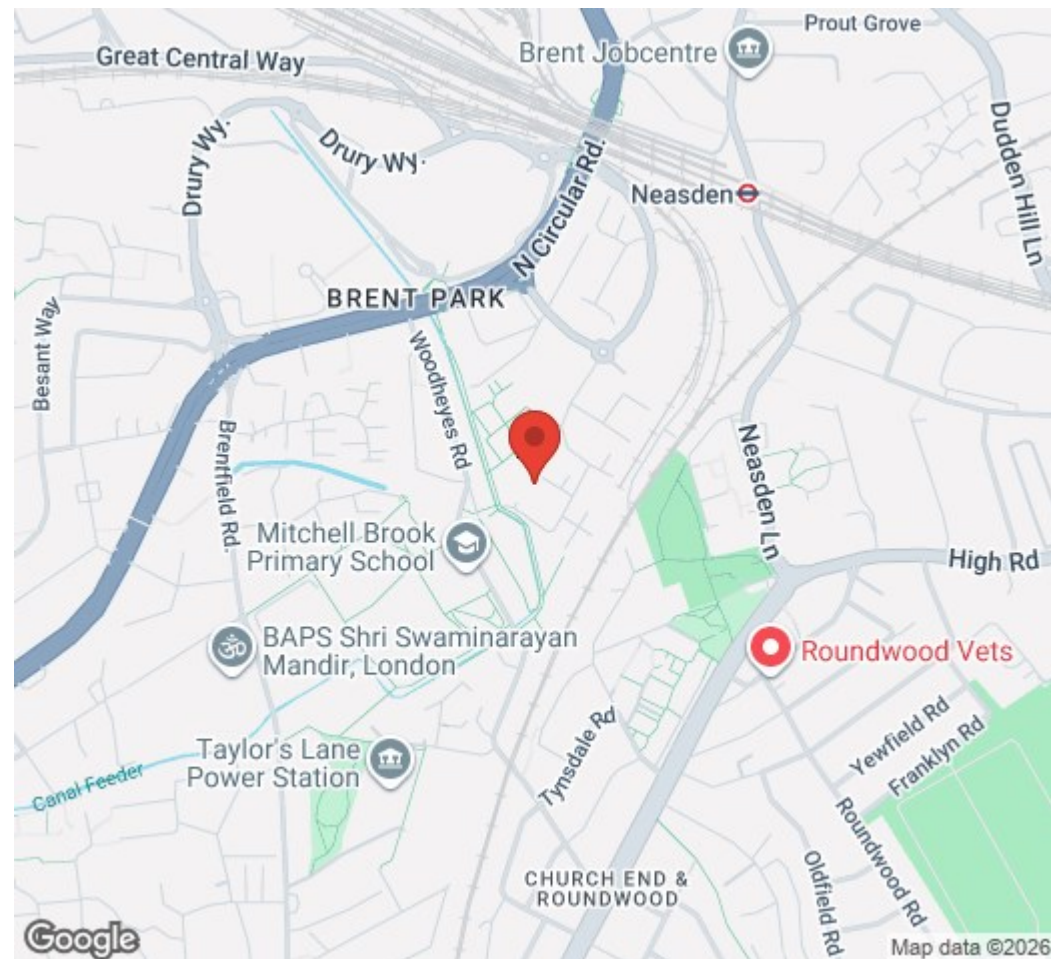


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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |