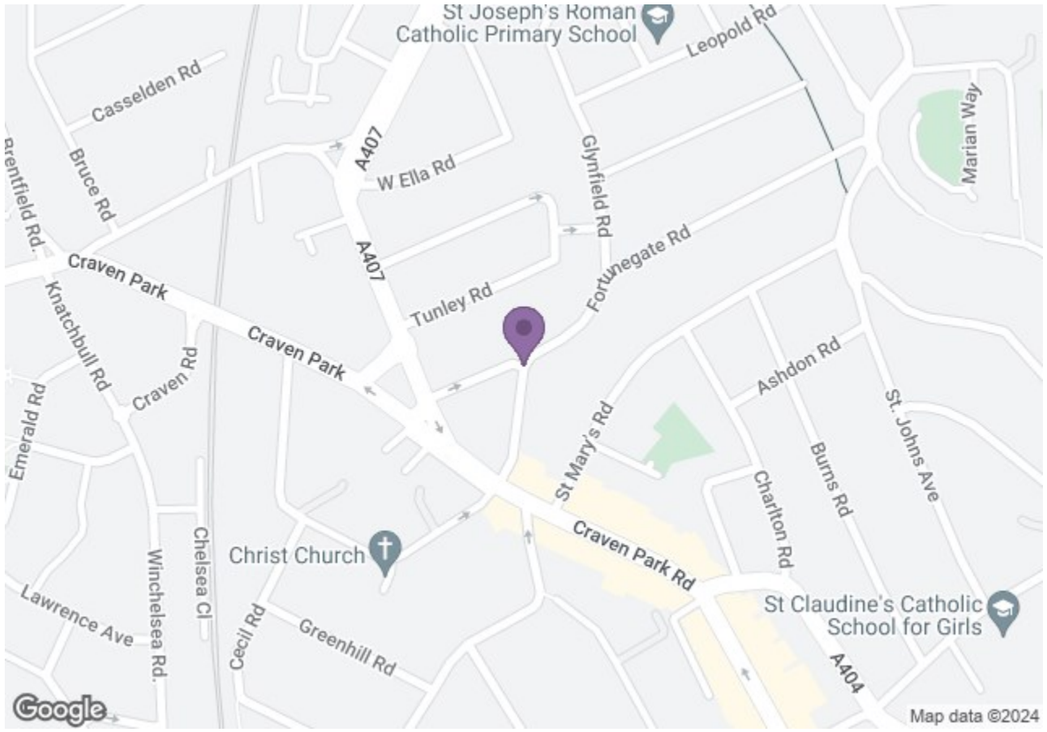
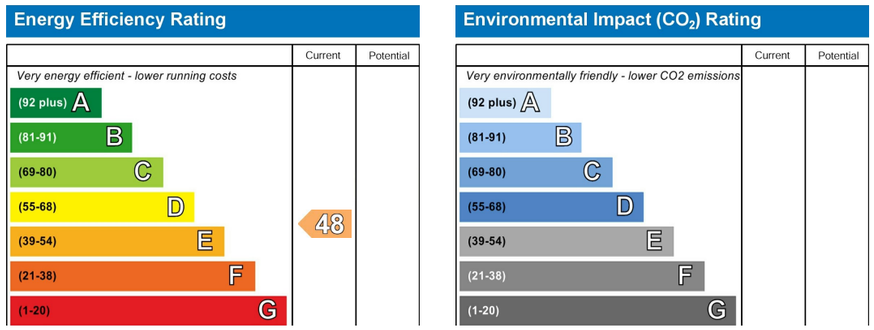


St. Thomas's Road, Harlesden, NW10 4AH **Asking Price £335,000**

Subject to Contract



- Potential to increase from two to three bedrooms on first floor
- Loft potential subject tousual consents
- Double glazed
- Close to local amenaties
- Long lease
- Gas central heating

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

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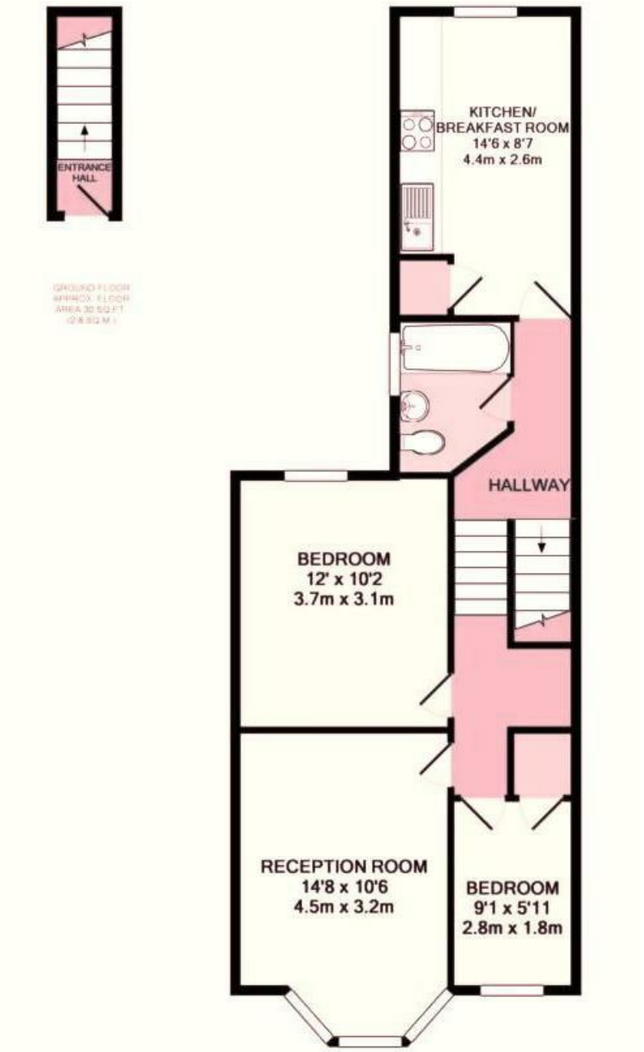
69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 **Fax:** +44 (0)20 8960 9989

St. Thomas's Road, NW10 4AH

Opportunity to acquire a buy to let… light filled two bedroom apartment, on the first floor of this period style house. Possibility of increasing the rental potential to three bedrooms by reducing the size of the kitchen & the loft subject to the usual consents. In close proximity of the local shopping & transport facilities.

The property offered 621 sq ft of living space, comprising at present of two bedrooms, living room into bay window, fitted kitchen with space for dining table and basic fitted family bathroom. Accessible to Harlesden underground station (Bakerloo Line – Zone 3 & London Overground) as well as 24-hour bus services, schools and Harlesden shopping Centre.

Few minutes' drive to major roads including A404 & A406. The property is being sold chain free.



1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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