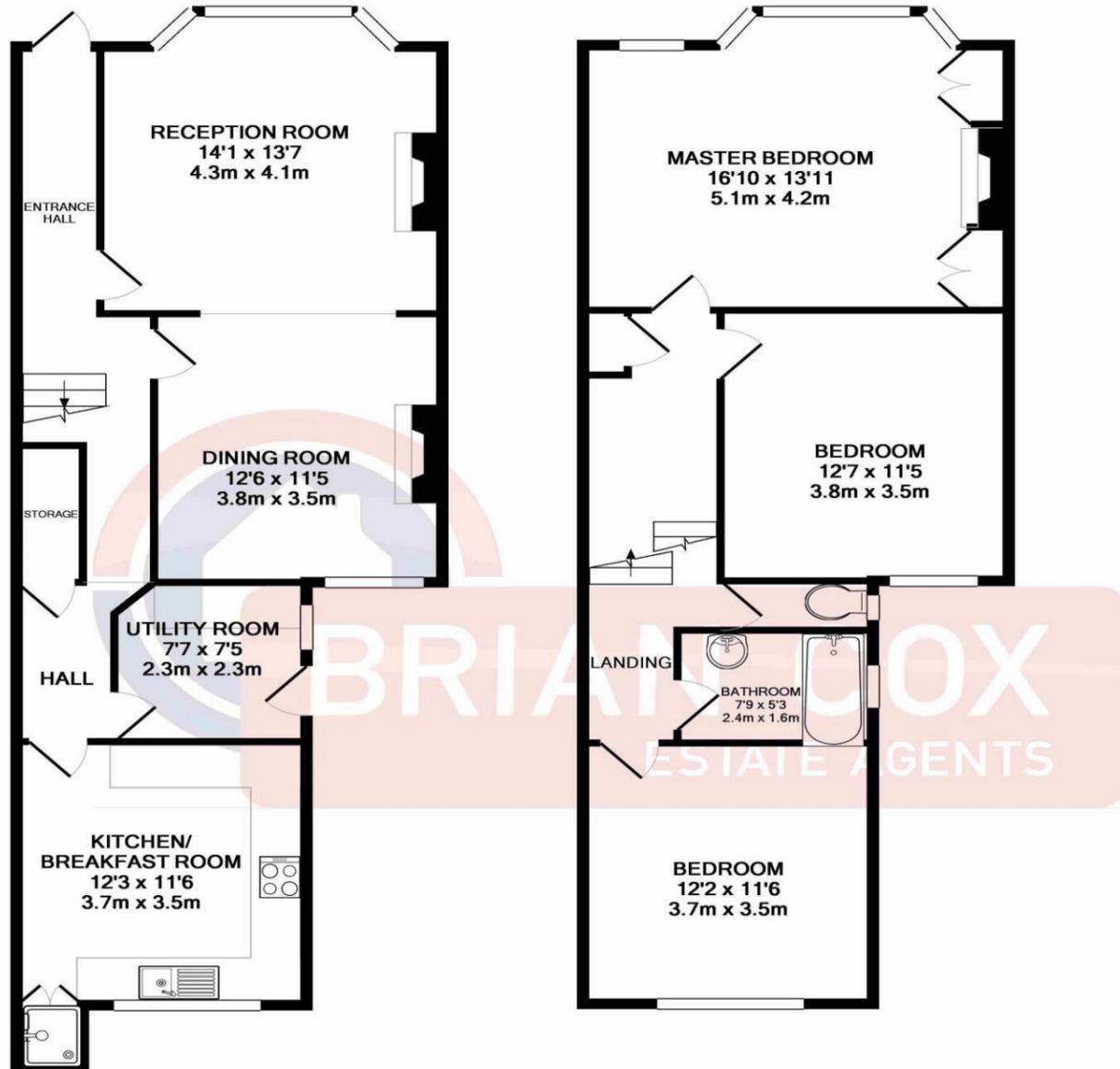


# the floorplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 659 SQ.FT.  
(61.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.2 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  
Made with Metropix ©2016

## more details from...

call: **Brian Cox Sudbury: 0208 422 1007**  
email: [mark.stern@brian-cox.co.uk](mailto:mark.stern@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 422 1007  
[brian-cox.co.uk](http://brian-cox.co.uk)

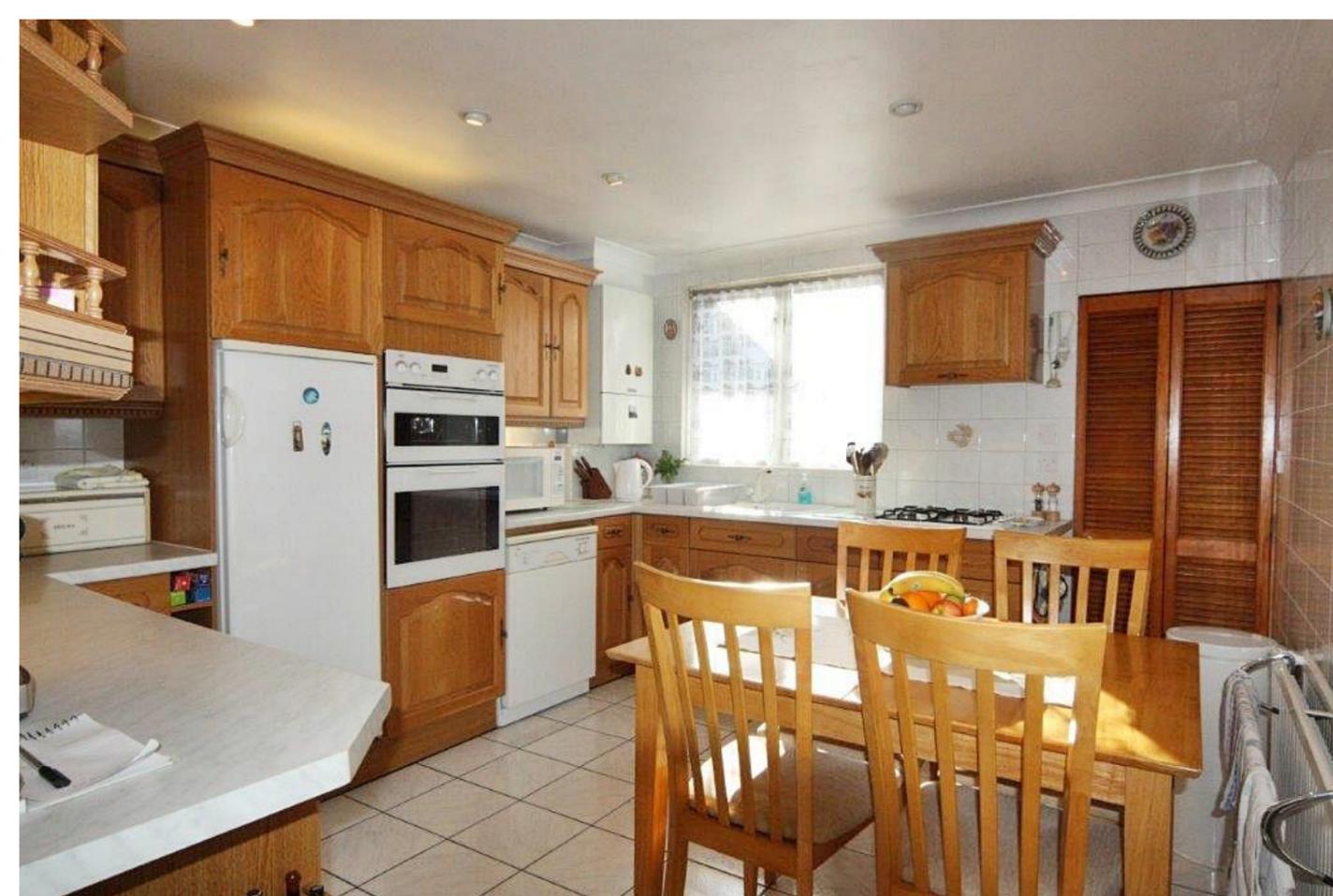


This three double bedroom Edwardian family home offers spacious accommodation, with high ceilings, period features and a wealth of charm. The current owners have kept this property well maintained throughout. Benefits include in excess of 1320 sqft of living space, large lounge dining room, utility room, large kitchen with potential to extend further into the loft space (STPP).



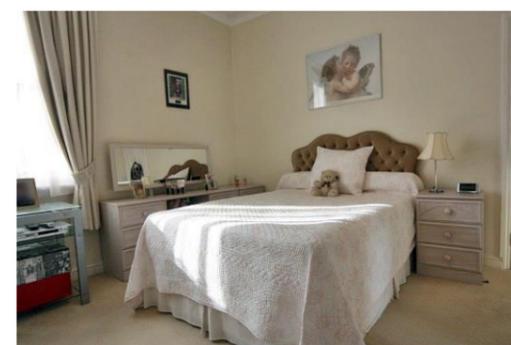
£789,950  
Freehold

Burns Road, London NW10 4DT



## in brief...

- Three Double Bedrooms
- Through Lounge / Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Easy Access To Transport and Shopping Facilities
- Potential To Extend Into Loft Space (STPP)



## the location...

### nearest stations ...

Harlesden (0.4 miles)  
Willesden Junction (0.5 miles)  
Dollis Hill (1.0 miles)

The property is well positioned for a selection of nursery, prep and primary schools in the local areas of Harlesden, Willesden and Brent including the highly regarded Maple Walk Prep School. A short walk from the property lies the green and open spaces of Roundwood Park.

The house offers great transport links into the city with Harlesden Station just a short walk (0.4 miles) with access to both the London Overground and Bakerloo Underground lines.