

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Honeypot Lane, London

Offers in Excess of
£775,000



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Spacious Five Bedroom End of Terrace Town House with Corner Plot – Honey Pot Lane, NW9.

This substantial end of terrace town house offers generous living space across three floors and is ideally positioned on a corner plot, providing excellent potential for further extension (subject to planning permission).

The property features five well-proportioned bedrooms and two bathrooms, making it an ideal family home or investment opportunity. The spacious layout includes a bright reception area, a functional kitchen, and flexible living spaces that can be tailored to suit modern family life.

Externally, the corner position provides a larger than average garden and side access, enhancing both privacy and scope for future development. Located on Honey Pot Lane, NW9, the home benefits from excellent local amenities, well-regarded schools, and superb transport links, including nearby bus routes and underground stations, providing easy access into Central London and beyond.

Key Features:

End of terrace town house five bedrooms, two bathrooms corner plot with scope for extension (STPP) Spacious family living across three floors, private garden with rear access, convenient location close to transport, schools & shops.



Ground Floor
Entrance Hallway

W/C

Dining Room 14' 6" x 17' 10" (4.42m x 5.43m)

Sitting Room 14' 11" x 14' 7" (4.54m x 4.44m)

Conservatory 15' 1" x 13' 6" (4.59m x 4.11m)

First Floor Landing

Family Bathroom 6'8" x 6'1" (2.03m x 1.84m)

Bedroom Two 14' 11" x 14' 3" (4.54m x 4.34m)

Bedroom Four 11' 3" x 8' 4" (3.43m x 2.54m)

Second Floor Landing

Bedroom Three 11' 5" x 9' 6" (3.48m x 2.89m)

Bedroom One 14' 11" x 14' 7" (4.54m x 4.44m)

Bedroom Five 11' 3" x 6' 2" (3.43m x 1.88m)

En - Suite Shower Room 7' 5" x 5' 10" (2.26m x 1.78m)

Rear Garden

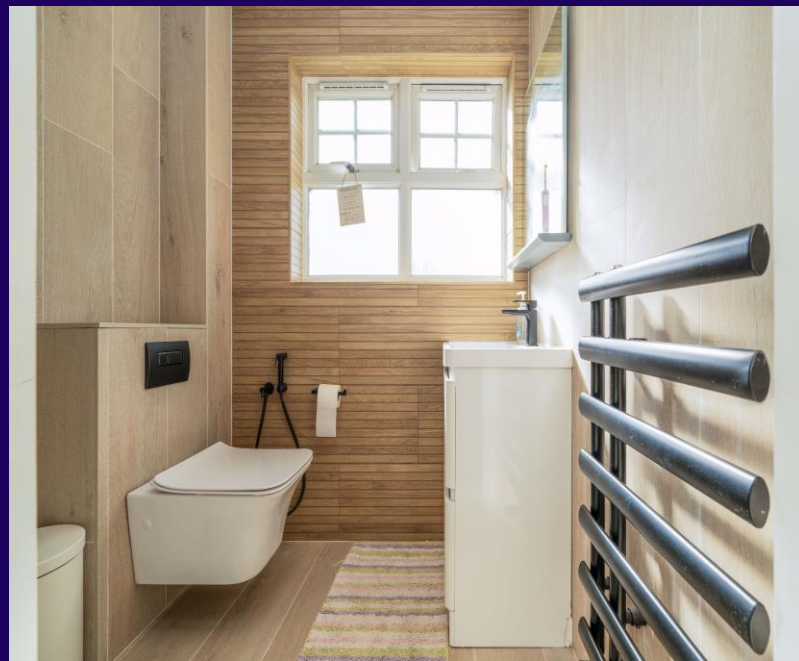
Mainly laid to lawn with storage shed and rear access.

Parking - Dedicated parking to the rear with plenty of free parking space around the property.

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

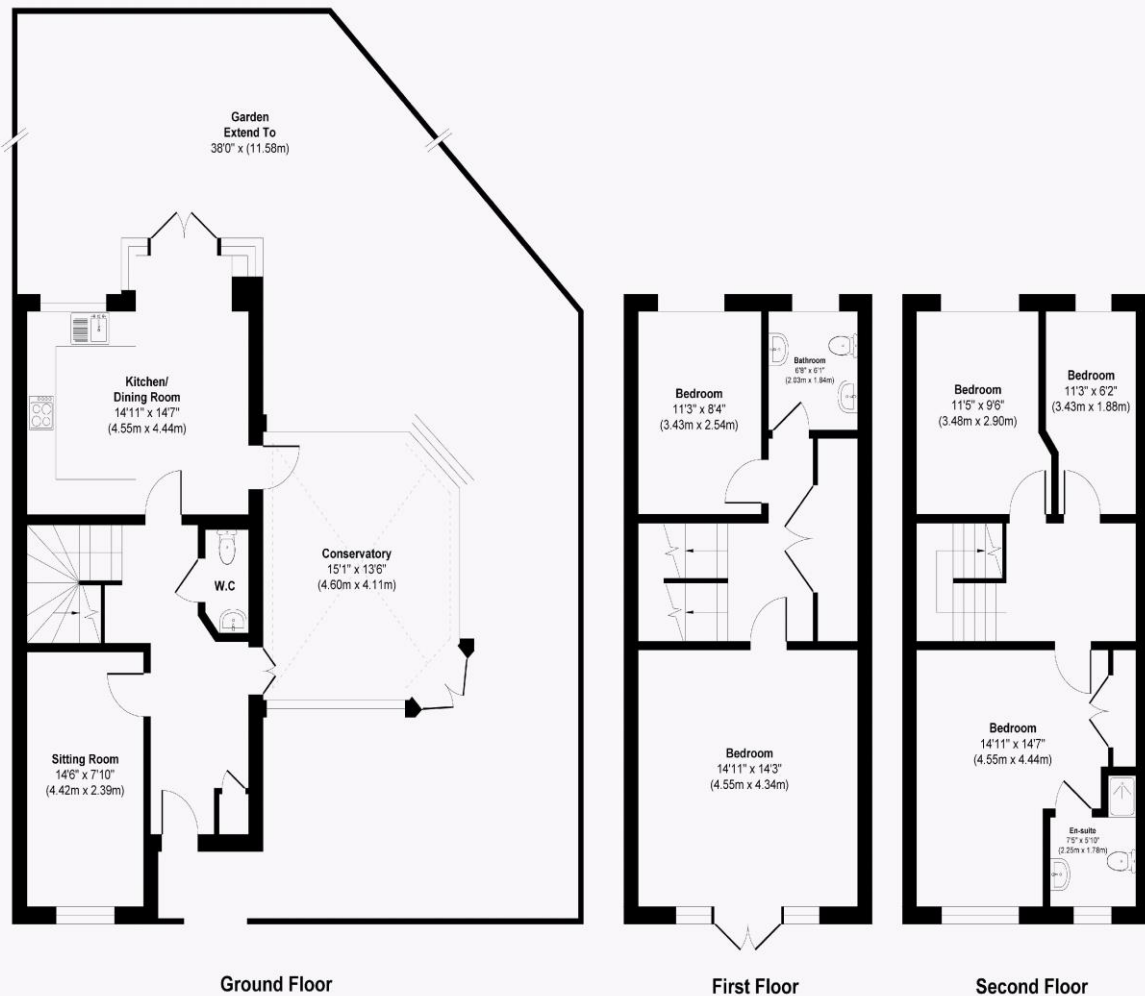


KEY FEATURES:

- Corner Plot ● Forward Chain Agreed ● Five Bedrooms ● Family Bathroom ● En-Suite Bathroom ● Convenient Location Close to Transport, Schools & Shops ● Spacious Family Living Across Three Floors ●

Honeypot Lane, London, NW9 9QX

Approx. Gross Internal Area 1705 sq.ft - 158.40 sq.m



Certified
Reports Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.