



4 Bedroom  
Yeats Close, NW10

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

Asking Price £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.

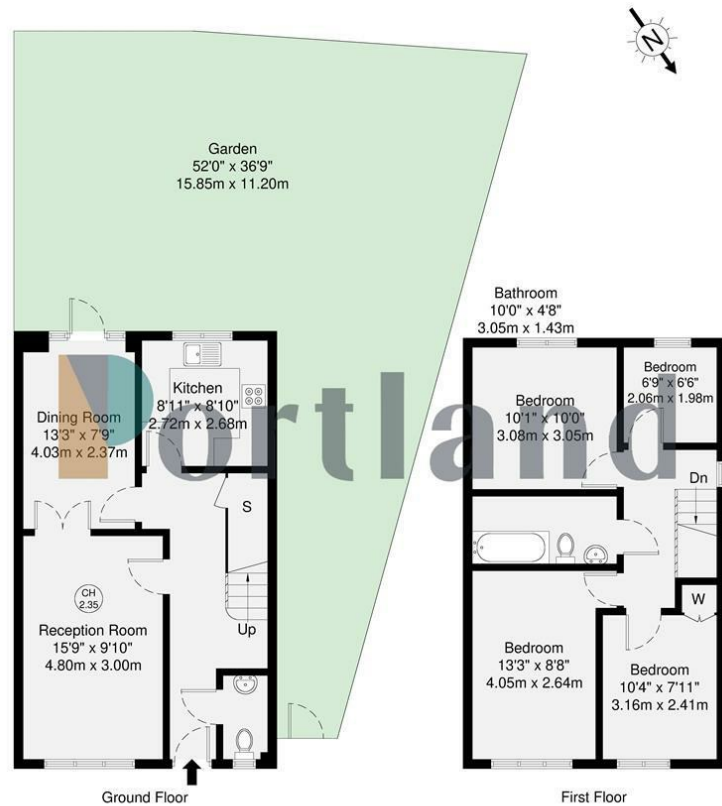
Offered with vacant possession and chain-free, this home is conveniently located for access to the North Circular and is within easy reach of the open green spaces of Roundwood Park.

- 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)









<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc.	<b>RESTRICTED HEAD HEIGHT</b> 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.

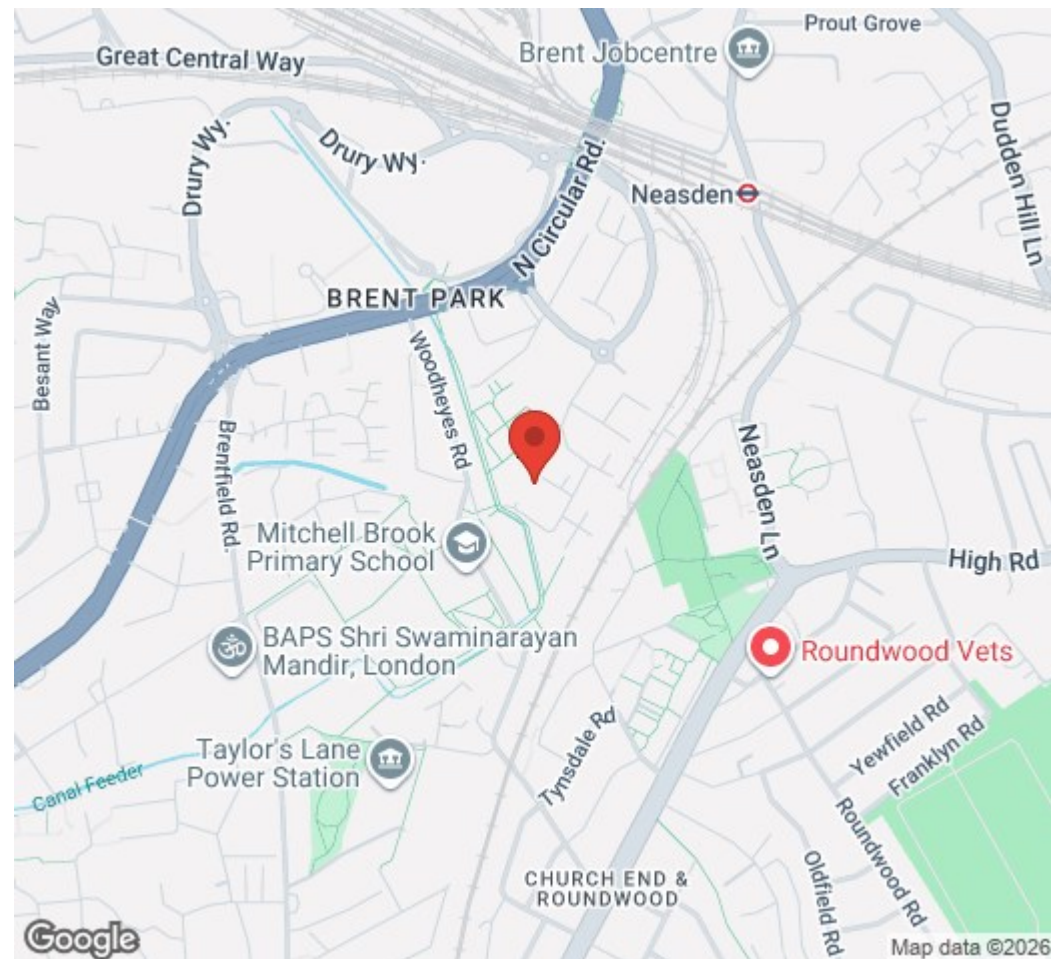


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#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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