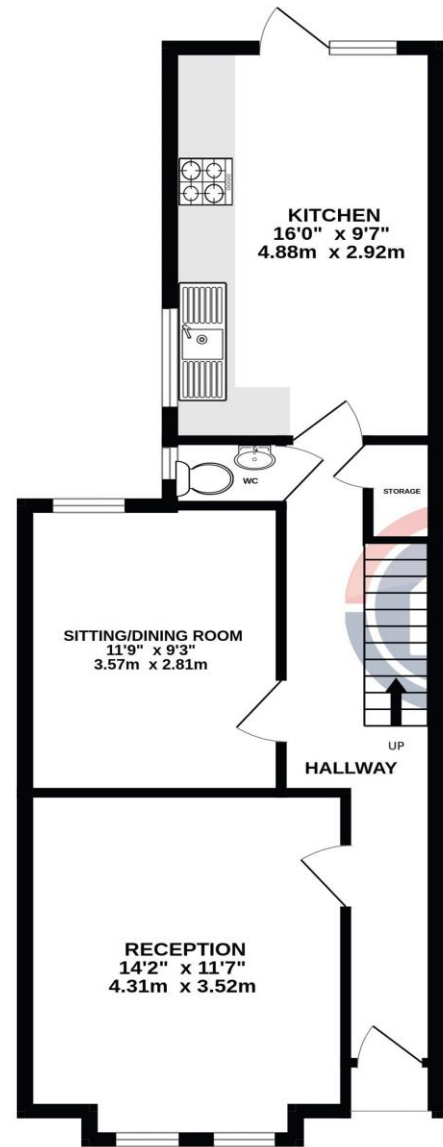
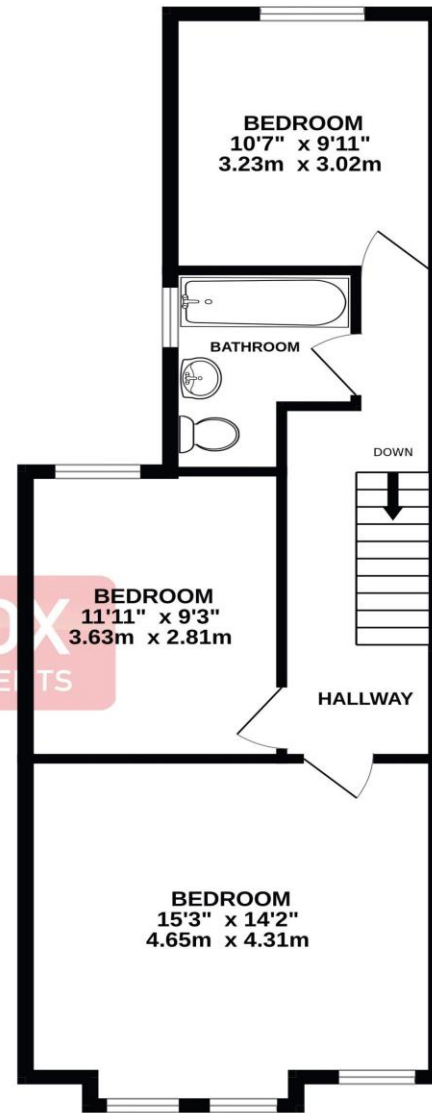


# the floorplan...

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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 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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more details from...

call: **Brian Cox Greenford: 0208 578 1004**

email: [emma.gerald@brian-cox.co.uk](mailto:emma.gerald@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



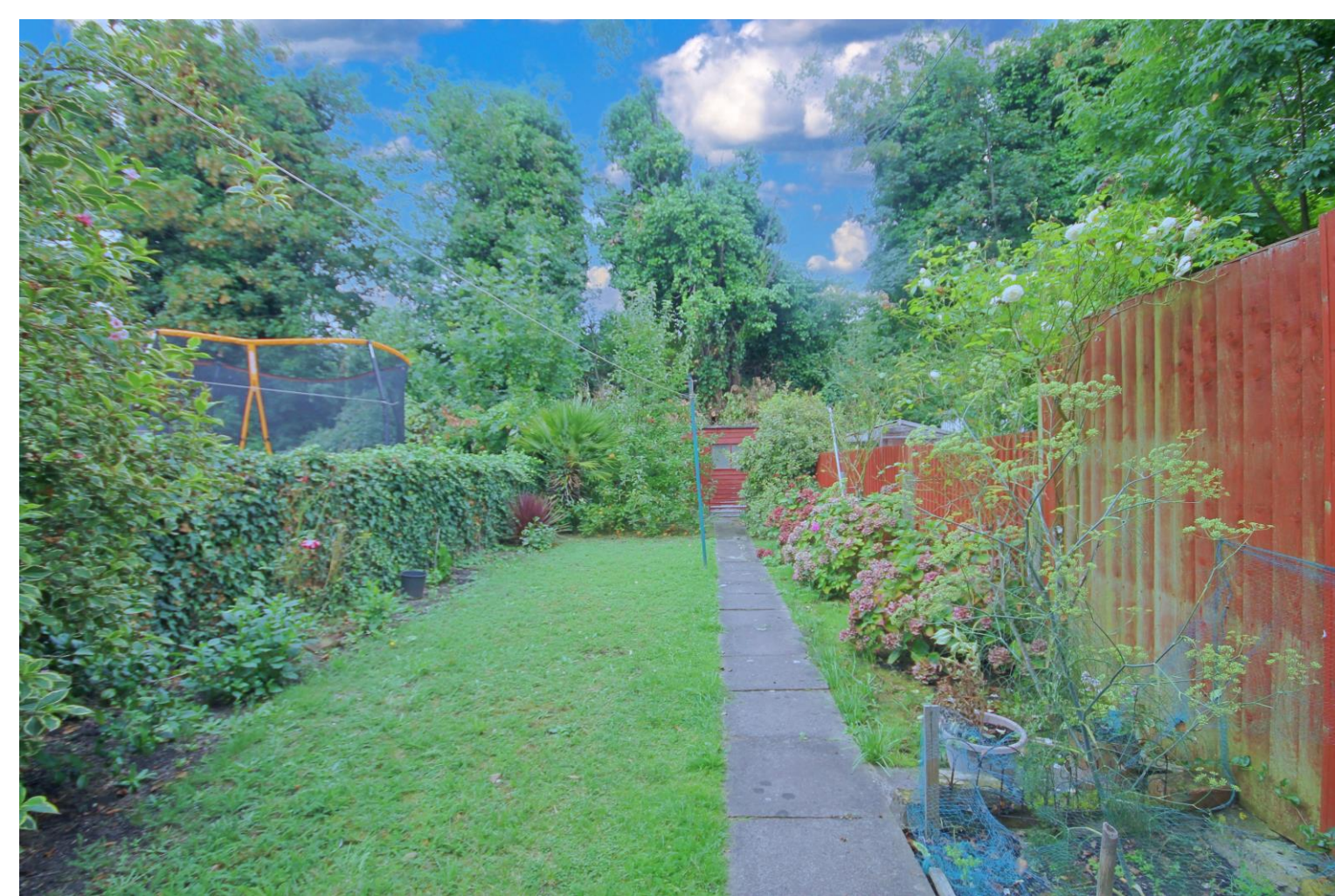
TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTION ROOMS - CLOSE TO TRANSPORT LINKS. Brian Cox are pleased to present to the market this spacious three bedroom terraced house. The property comprises briefly of a two receptions rooms, kitchen, downstairs w/c, family bathroom and three bedrooms. The property benefits from double glazing, gas central heating, front and rear gardens. Call now to arrange your opportunity to view and avoid disappointment!!



£700,000  
Freehold

Winchelsea Road, NW10 8UN

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### in brief...

- Three Bedroom
- Freehold Terrace Family Home
- Potential to Extend (STPP)
- Close to Transport Links
- Private Rear Garden
- Double Glazed / Gas Central Heating



### the location...

#### nearest stations ...

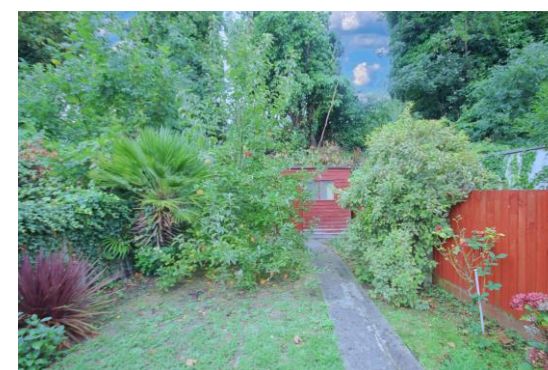
Harlesden Tube Station & Harlesden Overground Station (150 yards)  
 Willesden Junction Tube Station & Willesden Junction Overground Station (0.7 miles)  
 Stonebridge Park Tube Station & Stonebridge Park Overground Station (0.9 miles)



The property is a short walk away from Harlesden Station (Bakerloo Line and Overground Line), providing easy access into central London, the West End and beyond.



There are many local schools in the area some include Harlesden Primary School, The Stonebridge School, Our Lady of Lourdes Catholic Primary School, Saint Claudine's Catholic School for Girls, Newman Catholic College and Harris Lowe Academy Willesden.



There are many local restaurants, bars and entertainment amenities of Wembley are within easy reach.