



 **5**  
Bedrooms

 **2**  
Bathrooms







**\*\*\* CASH BUYERS ONLY \*\*\***

We are pleased to offer for sale this 5 bedroom terraced house on Wakemans Hill Avenue. The property has been stripped back to its original shell and is therefore only suitable for cash buyers who are able to take on this exciting project to turn the property into either a fantastic family home or rental investment.

Offered chain free this is an amazing investment opportunity not to miss out on.

**Entrance Hall** 4.30m x 1.80m (169' 3" x 70' 10" )

**Reception** 4.30m x 3.20m (169' 3" x 125' 12" )

**Dining Room** 3.50m x 3.20m (137' 10" x 125' 12" )

**Kitchen** 2.80m x 1.80m (110' 3" x 70' 10" )

**Bedroom 1** 4.20m x 3.20m (165' 4" x 125' 12" )

**Bedroom 2** 3.50m x 3.20m (137' 10" x 125' 12" )

**Bedroom 3** 2.00m x 1.70m (78' 9" x 66' 11" )

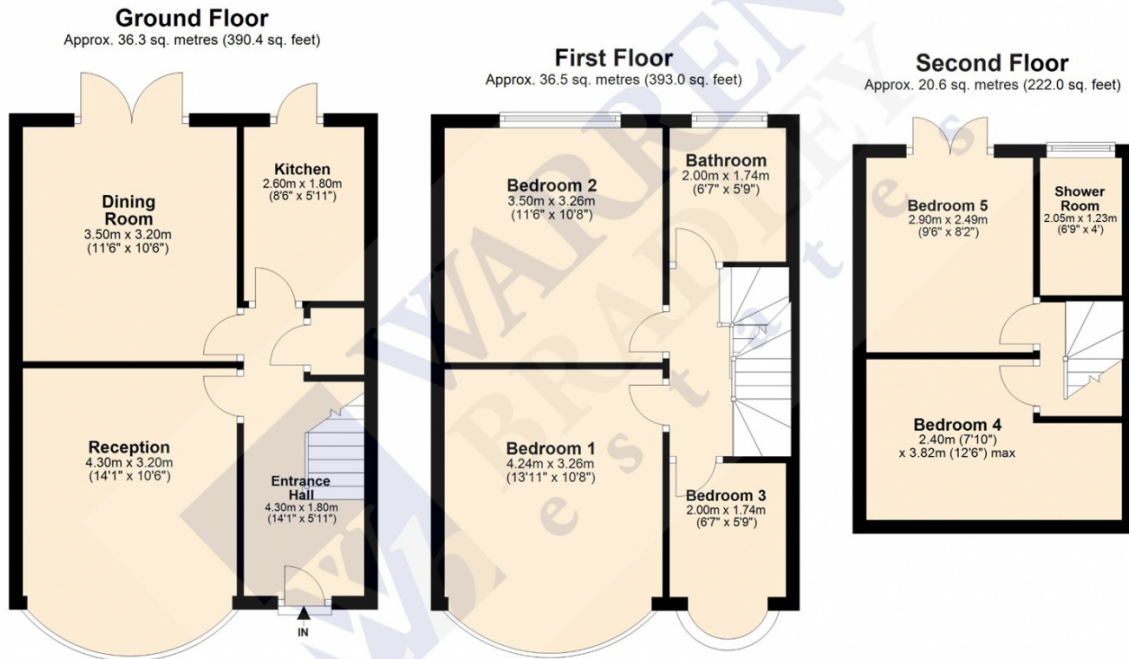
**Bathroom** 2.00m x 1.70m (78' 9" x 66' 11" )

**Bedroom 4** 3.80m x 2.40m (149' 7" x 94' 6" )

**Bedroom 5** 2.90m x 2.50m (9' 6" x 8' 2")

**Shower Room** 2.00m x 1.20m (78' 9" x 47' 3" )

**Rear Garden** 18.00m x 5.50m (708' 8" x 216' 6" )



Total area: approx. 93.4 sq. metres (1005.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: 3 Wakemans Hill Avenue, NW9

