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Churchill & Mathesons

North Circular Road, London, NW10 1SP

Asking Price £450,000 Freehold



KEY FEATURES:

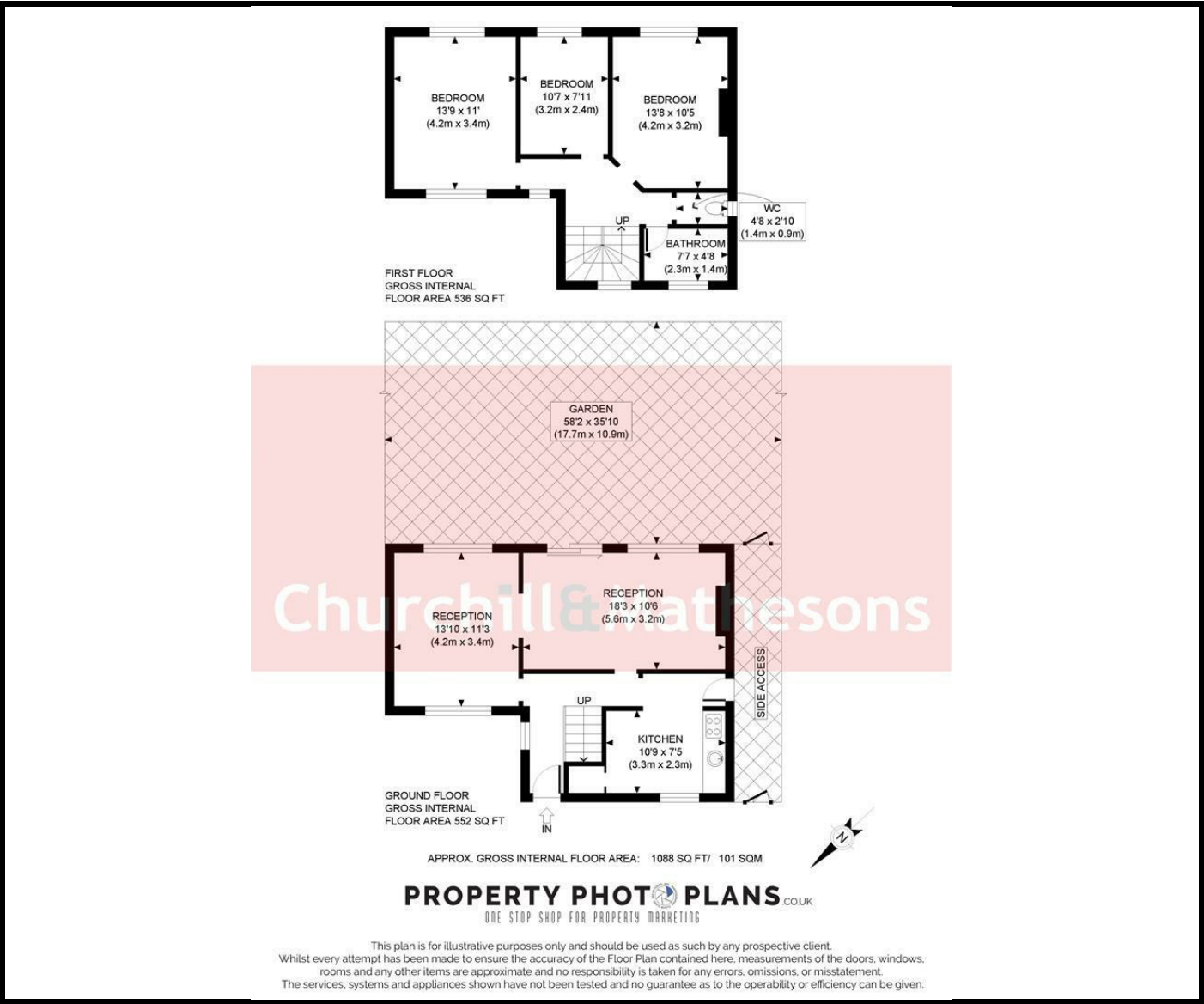
- FREEHOLD HOUSE
- 1088 sqft
- NEEDS FULL REFURB
- 3 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- LOFT OPTION
- REAR EXTENTION OPTION

FULL REFURB REQUIRED PRICED TO SELL!
Found on North Circular Road, NW10, London, this house presents an exciting project. Spanning 1,088 square feet, the property boasts 2 spacious reception rooms leading out onto a large back garden. With 3 well-proportioned bedrooms upstairs, there will be ample space for a growing family or for those who desire extra room for guests or a home office.

The house features a single bathroom, which, along with the rest of the property, is in need of a full refurbishment. This presents a blank canvas for prospective buyers to design and personalise their living space to their taste. Additionally, there are options for a loft conversion and a rear extension, allowing for further expansion and enhancement of the property, should you wish to maximise its potential. (STPP)

One of the standout features of this home is the large back garden, providing a wonderful outdoor space for relaxation, gardening, or children's play. Furthermore, off-street parking is available, a valuable asset in this bustling area of London.

This property is ideal for those with a vision and the desire to invest in a home that can be transformed into a stunning residence. With its prime location and ample space, this house is a rare find at this price in the current market. Don't miss the chance to make it your own.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 76 |

Environmental Impact (CO₂) Rating

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

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.