



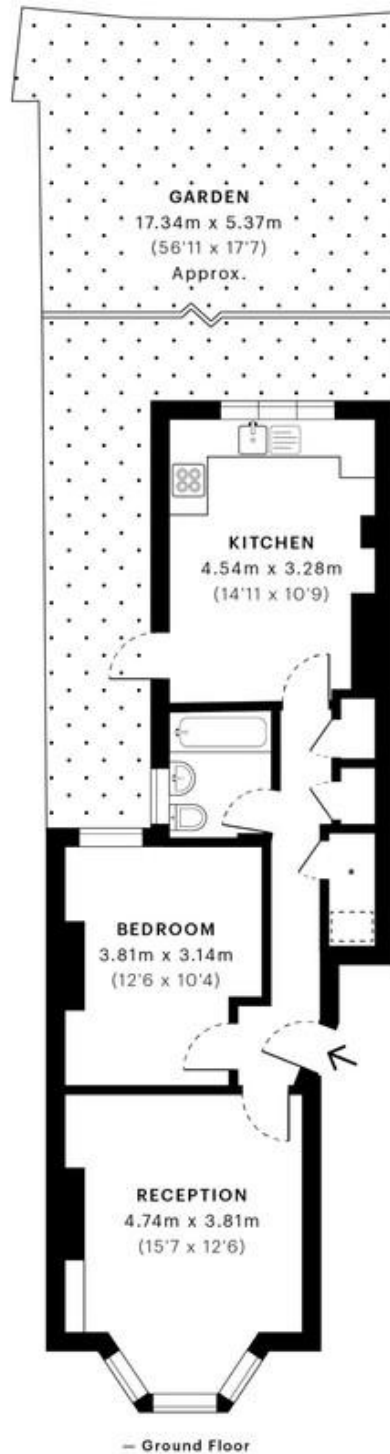
MILE



Tubbs Road, NW10 £375,000 Leasehold

Welcome to Tubbs Road; a great garden apartment ready to be your blank canvas. Offered in excellent condition, this lovely home comprises of a great reception room with bay windows, a large double bedroom, a three piece family bathroom and an excellent fully fitted kitchen eat-in kitchen. There is access from the kitchen a great 35ft (approx.) south west facing garden, ideal for entertaining. The property also benefits of double glazed windows throughout, wood flooring, high ceilings and an abundance of natural light and storage space. This great home has the possibility to be extended two ways (STPP) in order to offer plenty of living and entertaining space. It is also offered with a long lease. Tubbs Road is ideally positioned close to all the local amenities of Harlesden and Willesden Junction and less than 15 minutes walk from the future Old Oak Common HS2 / Crossrail interchange. Maple Walk and Leopold schools with Roundwood Park open space are only a short distance away from the property. The nearest stations is Willesden Junction (Bakerloo line / Overground – zone 2).

- Ground floor apartment
- Double bedroom
- Amazing 35ft south west garden
- Chain free
- 88 year lease
- Potential to extend (STPP)
- Excellent condition
- Fantastic location
- Bright and airy
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property
53.83 sqm / 579.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.19 sqm / 540.24 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 52.56 sqm / 565.97 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.