



MILE



Bathurst Gardens, London NW10

OIEO £1,050,000 Freehold

Wider than most, come see this charming End-of-Terrace house with potential to extend into the attic and side return. Nestled in the heart of the sought-after Bathurst Gardens in NW10, this three-bedroom end-of-terrace house boasts a unique configuration as currently two self-contained flats. Offering exceptional potential for an extended family or an investor, this property also features a delightful south-facing garden. Upon entering this delightful property, you'll find two self-contained flats, each offering the following: The ground floor flat comprises a spacious open plan kitchen/living area a fully equipped kitchen, two bedrooms, and a generous bathroom. The first floor flat offers a generously sized living room, a well-appointed kitchen, two bedrooms, and a family bathroom. Though upon reconfiguration the reception room would become the principle bedroom. The highlight of this property is its extensive south-facing garden. This beautifully landscaped outdoor space is a blank canvas for your imagination and green thumb. Whether you dream of extending the property or creating a serene oasis for relaxation and entertainment, the garden offers endless possibilities. Bathurst Gardens, is a prime location in the heart of Kensal Rise. Here, you'll enjoy the perfect blend of tranquillity and convenience. Poses an attractive investment opportunity due to its current dual flat configuration, perfect for generating rental income, while offering expansion potential to maximize your return on investment. This three-bedroom end-of-terrace house in Bathurst Gardens, presents a unique and versatile opportunity for buyers and investors. With proximity to excellent schools, transportation links, and local amenities, as well as the potential for expanding and customizing your dream home, this property is a must-see.

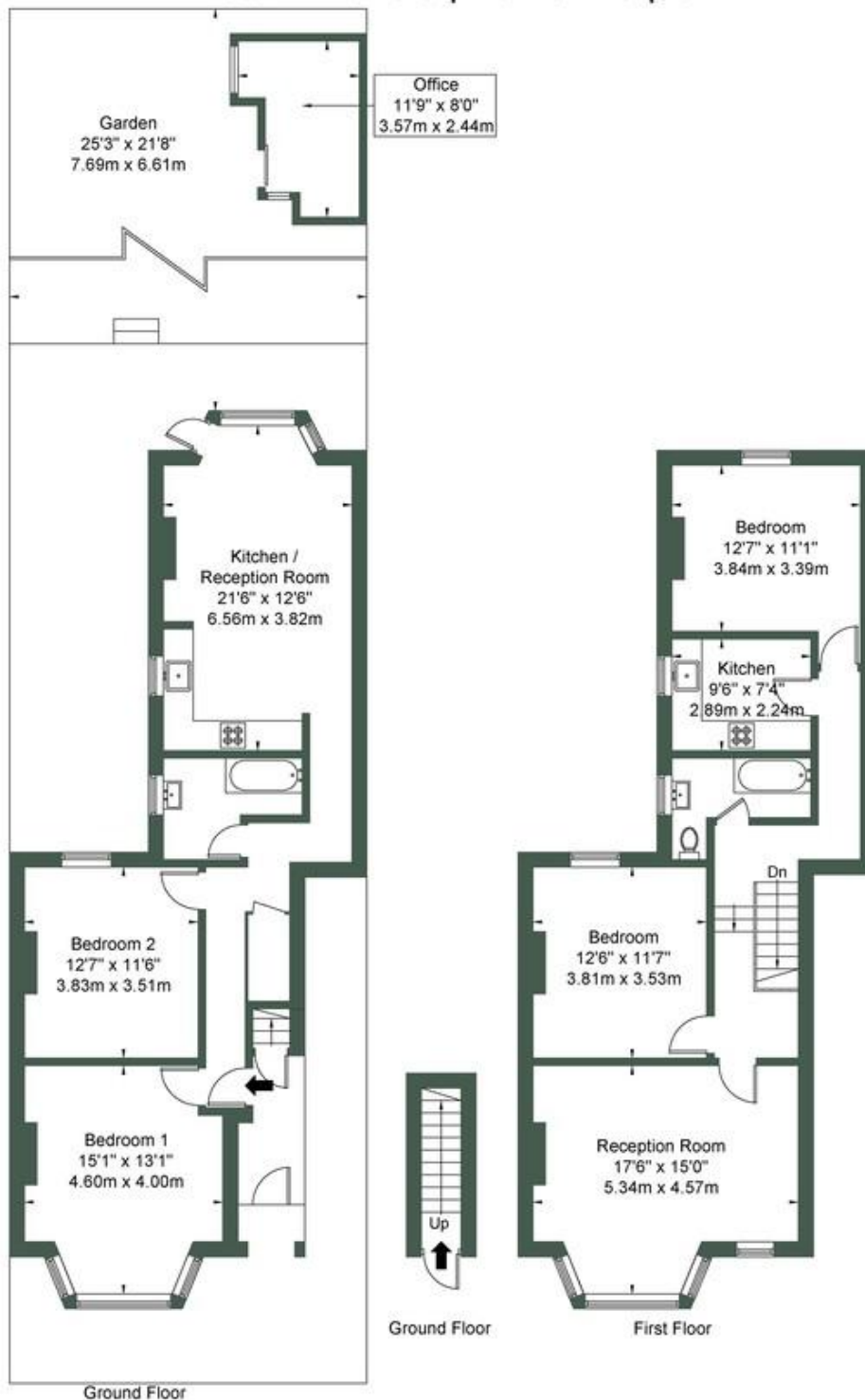
- Victorian home
- End of terrace
- 3 bedroom house currently set as two flats
- South facing garden
- Chain free
- Potential to extend into the side and rear (STPP)
- 1566 sq ft
- Home office
- Great location
- Close to shops and restaurants

Bathurst Gardens NW10 5JJ

Approx Gross Internal Area = 145.5 sq m / 1566 sq ft

Office = 7 sq m / 75 sq ft

Total = 152.5 sq m / 1641 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

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.