



Fairlight Avenue, London, NW10 8AN

Asking Price £750,000

Subject to Contract

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	

Environmental Impact (CO ₂) 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	

- Substantial four/five bedroom
- Plenty of extension potential
- High ceilings
- Two separate W.Cs

- Semi detached house with sizeable garden
- 21" Kitchen/dining room
- Two bathrooms
- 45ft rear garden



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Substantial five/six-bedroom, three-storey older-style mid-terraced house situated on a quiet residential side street off Acton Lane. The property is offered in unmodernised condition and presents an excellent opportunity to create a beautiful family home. The loft has been partly converted, with further potential to improve and extend, including the possibility of a side-return extension, subject to the usual planning and building regulations consents. A private rear garden completes the property, located in this broad tree lined side road.

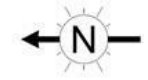
The accommodation comprises a generous reception room, a large 21ft kitchen/dining room, five/six bedrooms arranged over three floors, two bathrooms and a separate WC.

The property offers spacious and flexible accommodation, with considerable scope for modernisation, reconfiguration and further enhancement to suit individual requirements.

Fairlight Avenue is conveniently located just off Acton Lane, within easy reach of a range of local shops, cafés and everyday amenities. The area is well served by public transport, with local bus routes and nearby rail and Underground connections providing access to Central London and surrounding areas. The property also benefits from being close to schools, parks and the wider amenities of the surrounding neighbourhood.

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Approx Gross Internal Area = 172.1 sq m / 1852 sq ft
External WC = 1 sq m / 11 sq ft
Total = 173.1 sq m / 1863 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Freehold

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Viewing by appointment , through joint sole agents Warwick Estate Agents