



North Circular Road, London NW2  
£460,000 Freehold

Welcome to North Circular Road!

This charming three-bedroom, freehold property presents an ideal opportunity for those looking to make a home their own. Offered chain-free, this house includes a spacious reception room, a separate dining room, and a kitchen on the ground floor, all of which open out to a private patio and garden, perfect for outdoor gatherings. Upstairs, you'll find two generously sized bedrooms and a smaller third bedroom, alongside a family bathroom and a separate WC. With potential to extend into the attic and at the rear of the ground floor (subject to planning permission), there's room to expand and add value to this already well-proportioned home. Some modernisation is required, making this a fantastic project for buyers who want to add their personal touch. Arrange a viewing today and explore the potential this property has to offer!

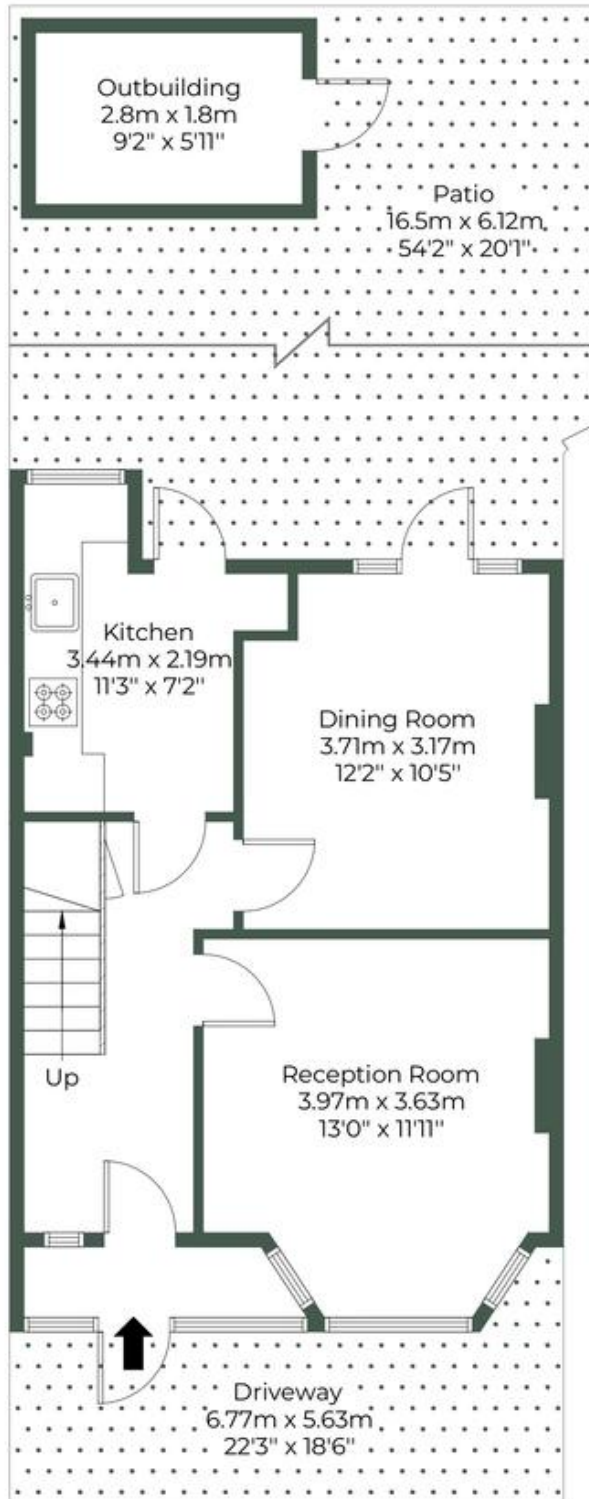
- Mid-terraced house
- Three bedrooms
- Chain free
- Potential to extend (STPP)
- Garden
- Freehold
- Modernisation required in parts
- Good location
- 940 sq ft
- Close to shops and transport

# NORTH CIRCULAR ROAD, NW2 7QJ

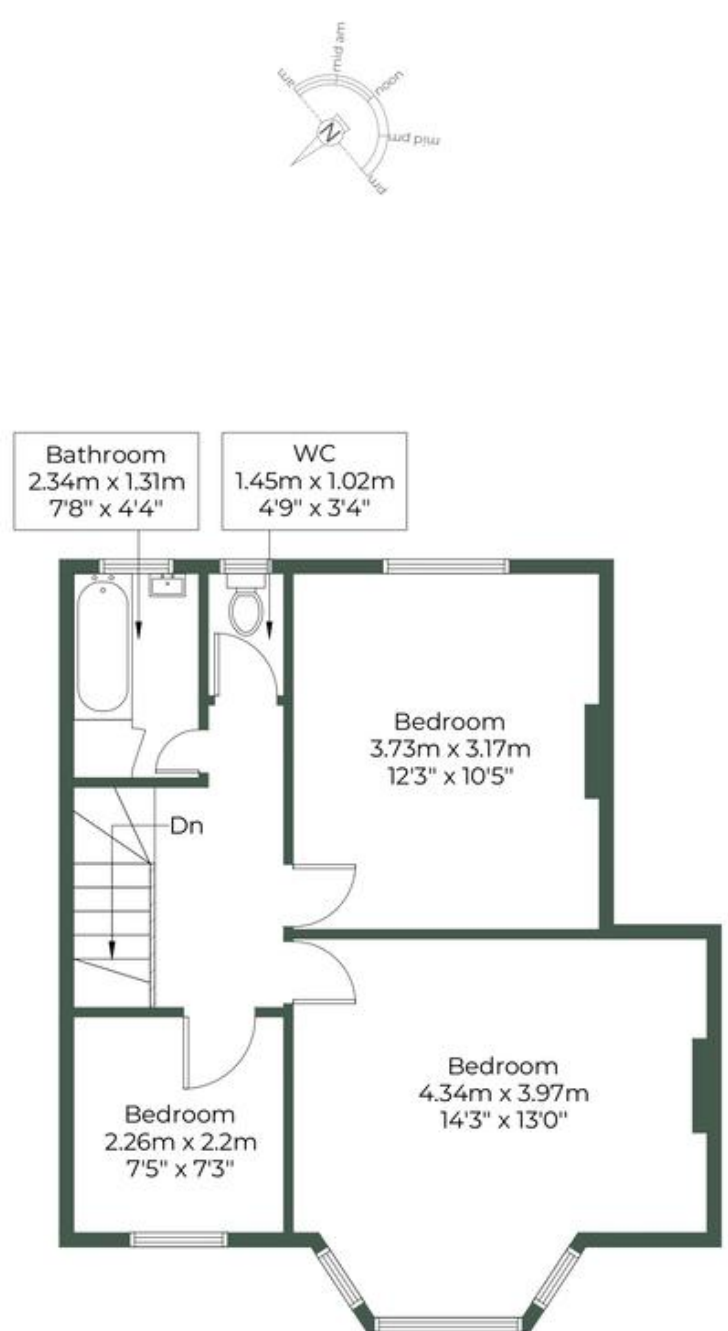
Approximate Gross Internal Area = 87.3 sq.m / 940 sq.ft

Outbuilding = 5 sq.m / 54 sq.ft

Total = 92.3 sq.m / 994 sq.ft



Ground Floor



First Floor



**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.