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North Circular Road, London NW2

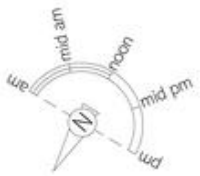
£400,000 Freehold

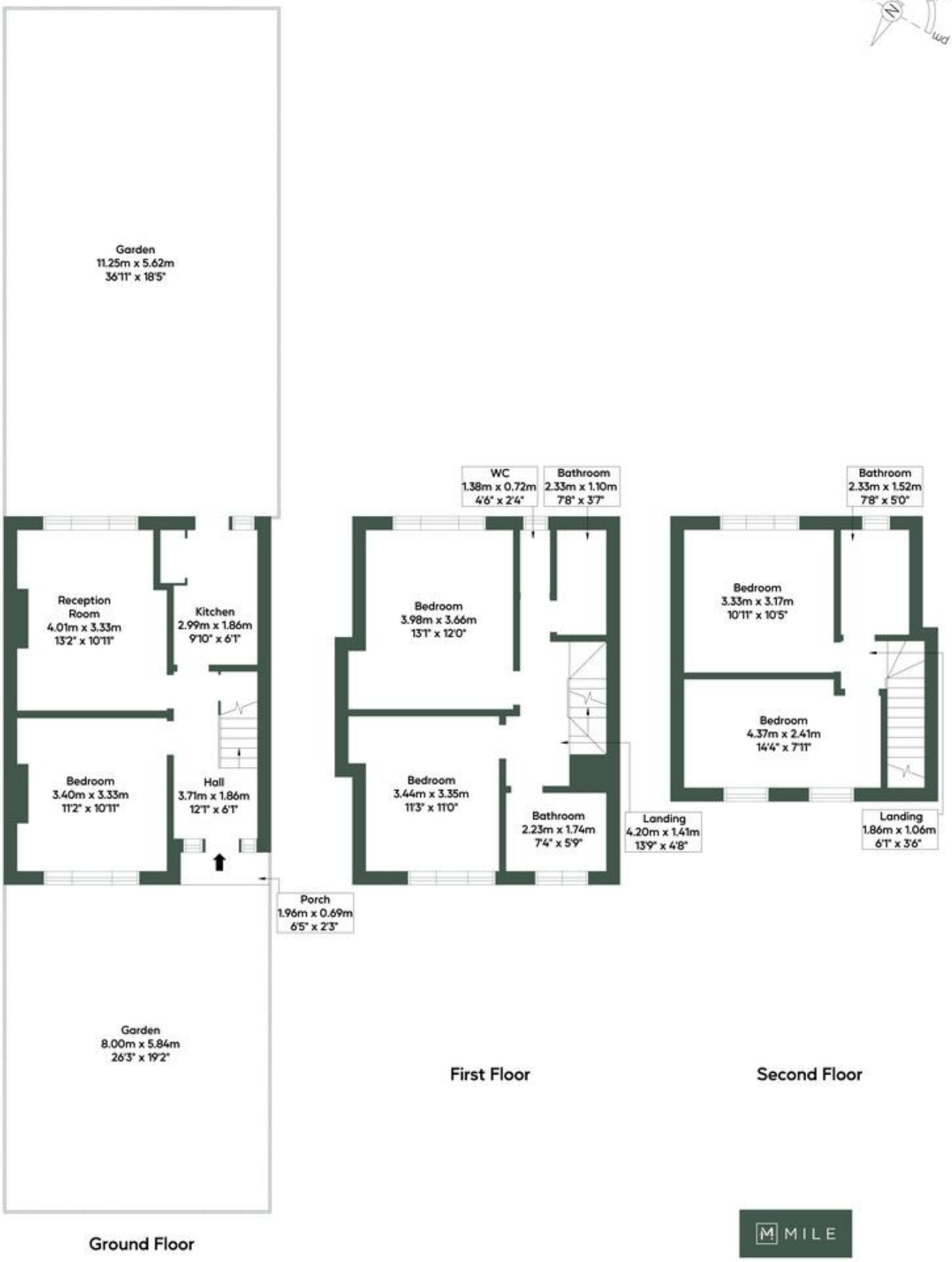
A fantastic opportunity to acquire this freehold four-bedroom house, offering approximately 1,185 sq ft of accommodation, three bathrooms and a private rear garden. Presented as a blank canvas, the property offers excellent scope for a purchaser to modernise and personalise to their own taste. There is also potential to extend the ground floor to the rear and create off-street parking, both subject to the necessary planning permissions. The property is well positioned for a range of local amenities and benefits from convenient access to major road networks, making it well suited to commuters. Offered to the market chain free, this is an ideal opportunity for both owner-occupiers and investors looking to unlock the property's further potential.

- **Terraced house**
- **Four bedrooms**
- **Three bathrooms**
- **1185 sq ft**
- **Chain Free**
- **Private garden**
- **Potential to extend ground floor (STPP)**
- **Freehold**
- **Blank canvas**
- **Good access routes**

NORTH CIRCULAR ROAD, NW2

Approximate Gross Internal Area = 110.13 sq.m / 1185 sq.ft





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This floor plan is not to scale and measurements and areas are approximate and therefor should be used for illustrative purposes only, maximum widths and

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.