Stoke Place, London, NW10 6EH

Guide Price £550,000

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A charming railway cottage in a private road with off street parking.

Presented in good decorative order, this lovely two bedroom, mid terraced house benefits from an entrance hall leading to a dual aspect, double reception with high ceilings. The kitchen is modern and leads to a utility room with space for washing machine and dishwasher and a ground floor, guest W.C. To the first floor are two double bedrooms and a large family bathroom. There is a courtyard garden which in turn opens onto a rear communal garden area. The house in on a private road with a parking space directly in front of the property. Further benefits include a brand new Vaillant boiler fitted February 2023 with 10 year warranty

An excellent location with brilliant transport links. Willesden Junction station is within 0.2 miles and offers the Bakerloo line for the undergound, the Euston overland, and the North London Line. There are numerous bus routes within a few meters and North Acton on the Central line is with 0.8 miles.
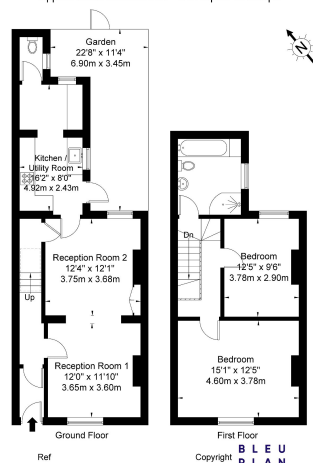
There are delightful walks along the Grand Union canal which is on your doorstep as well as a choice of green open spaces nearby.

Westfield shopping centre, for all your shopping needs as well and a multitude of leisure activities including a state of the art 20 screen cinema complex, is one stop away on the train.

Old Oak Common, the new super hub connecting both HS2 and Crossrail will be within 0.3 miles. This will transform the area beyond recognition and will undoubtedly become the best connected location in West London.

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Approx Gross Internal Area = 94.4 sq m / 1016 sq ft

Garden
22'8" x 11'4"
6.90m x 3.45m

Kitchen /
Utility Room
16'2" x 8'0"
4.92m x 2.43m

Reception Room 2
12'4" x 12'1"
3.75m x 3.68m

Up

Reception Room 1
12'0" x 11'10"
3.65m x 3.60m

Dn.

Bedroom
12'5" x 9'6"
3.78m x 2.90m

Bedroom
15'1" x 12'5"
4.60m x 3.78m

Ground Floor

First Floor

Ref

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BLEU PLAN

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 carry out or commission your own inspection of the property.

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- Charming railway cottage
- Private parking
- Potential to develop (STPP)
- Brand new Vaillant boiler fitted February 2023 with 10 year warranty
- Please quote property ref MP0390 to speak to the agent

- Two bedrooms
- Courtyard garden & Communal garden
- Large family bathroom
- Guest W.C
- Council Tax band D

Energy performance certificate (EPC)

| 10, Stoke Place LONDON NW10 6EH | Energy rating **E** | Valid until: **3 June 2030** |
| | | Certificate number: **8730-6326-6550-8754-2202** |

Property type — Mid-terrace house

Total floor area — 91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy performance.

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 | C
55-68	D		
39-54	E	52 | E	
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/8730-6326-6550-8754-2202?print=true   1/5