









Hiley Road, London NW10 £840,000 Freehold

mile... are pleased to present this great three bedroom terraced house for sale with mass potential to extend. This property offers a blank canvas to aspiring home owners. Boasting a two reception rooms one with bay windows, a fully fitted eat-in kitchen, three double bedrooms and a bathroom. There also is access through the kitchen into a low maintenance garden. Offered in fair condition the home benefits from double glazed windows, solid flooring & carpet throughout, high ceilings and an abundance of light and storage space. There is also the possibility to extend the side return and loft in order to maximise the space (STPP). Hiley Road is an extremely popular residential road and is property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, shops with easy access to transport from Kensal Rise (Overground) and Kensal Green (Bakerloo line & Overland) stations plus numerous bus routes. Catchment area for Princess Frederica School!

- Victorian house
- Three bedrooms
- Chain free
- Potential to extend two ways (STPP)
- West facing garden

- Great location
- Catchment area for Princess Frederica School
- Freehold
- Quiet residential road
- Close to shops and transport

CAPTURE DATE 06/07/2021 LASER SCAN POINTS 4,318,962

>z PATIO 10.83m x 4.54m (35'6 x 14'11) Eaves also available. Approx. not measured during survey, and excluded from measurements. BEDROOM 3 4.54m x 2.88m (14'11 x 9'5) DINING ROOM 4.55m x 2.85m (14'11 x 9'4) RECEPTION BEDROOM 4 3.41m x 2.90m 3.41m x 2.83m (11'2 x 9'6) (11'2 x 9'3) MAIN BEDROOM BEDROOM 2 4.62m x 3.41m 4.06m x 3.56m (15'2 x 11'2) (13'4 x 11'8) - Ground Floor - First Floor

OROSS INTERNAL AREA (OIA)
The footprint of the property
96.94 sqm / 1043.45 sqft



NET INTERNAL AREA (NIA)

Excludes walls and external features
Includes washroome, restricted head height

88.09 sqm / 948.19 sqft



EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



ESTRICTED HEAD HEIGHT imited use area under 1.5 m.

0.13 sqm / 1.40 sqft



Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 92.83 sqm / 999.21 sqft

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.