



MILE

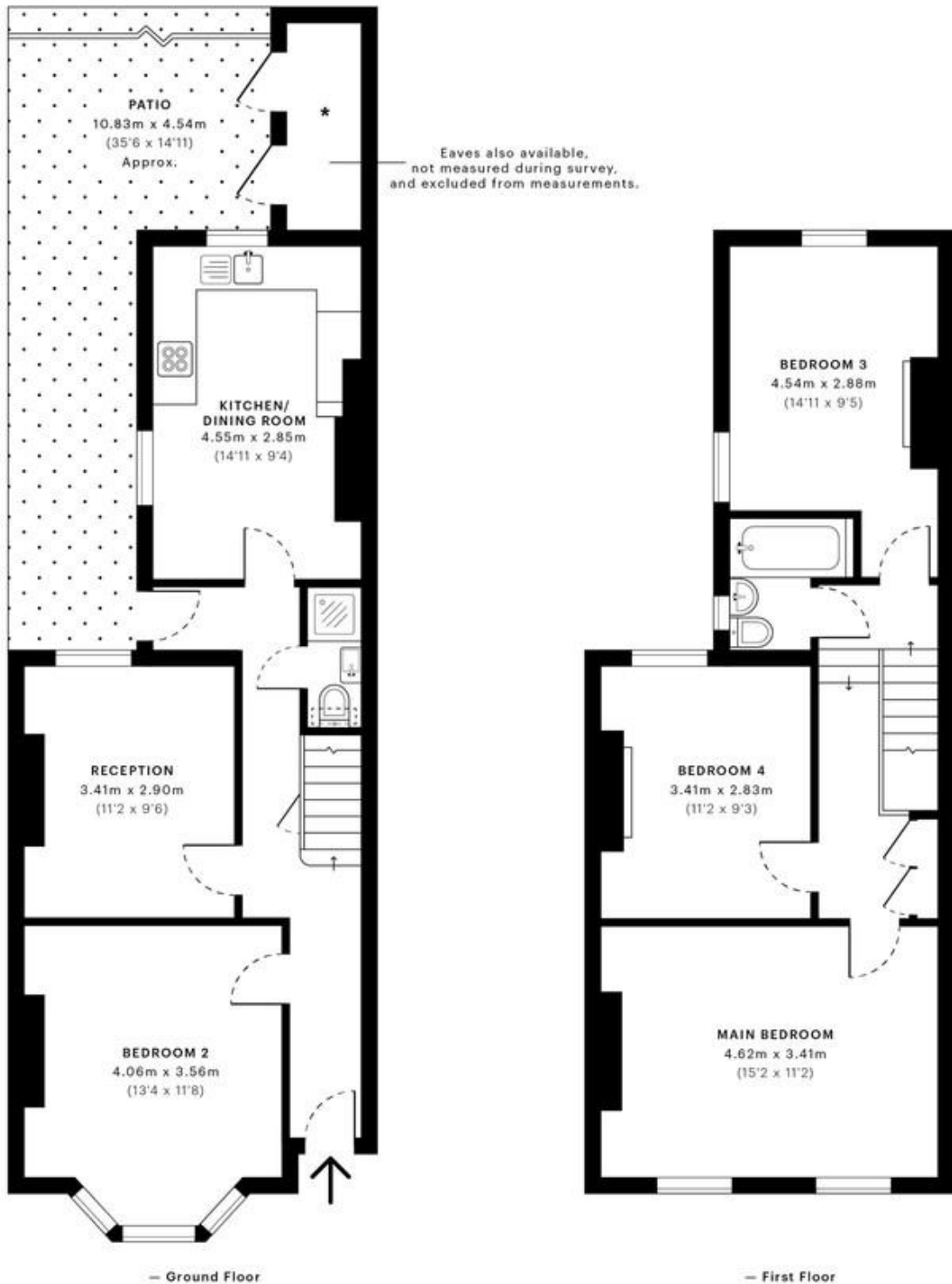


## Hiley Road, London NW10

£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



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
96.94 sqm / 1043.45 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
88.09 sqm / 948.19 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.13 sqm / 1.40 sqft