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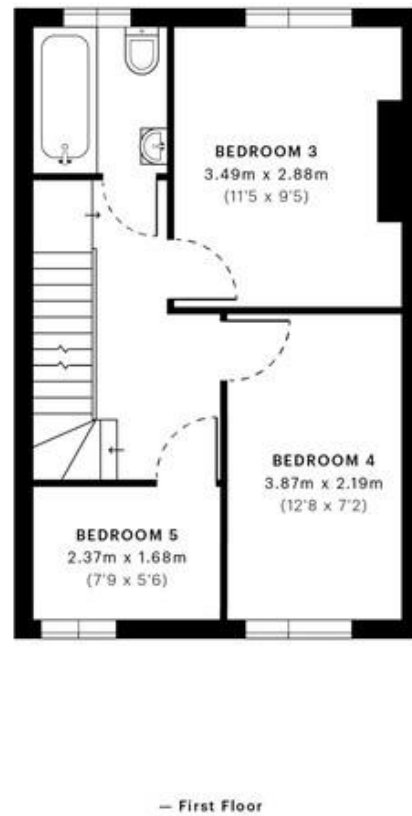
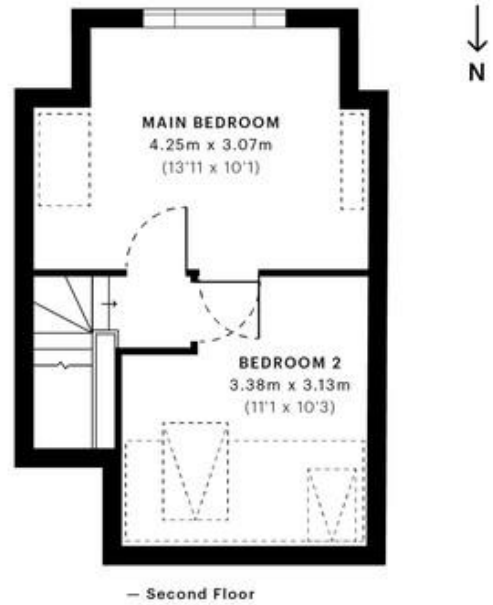
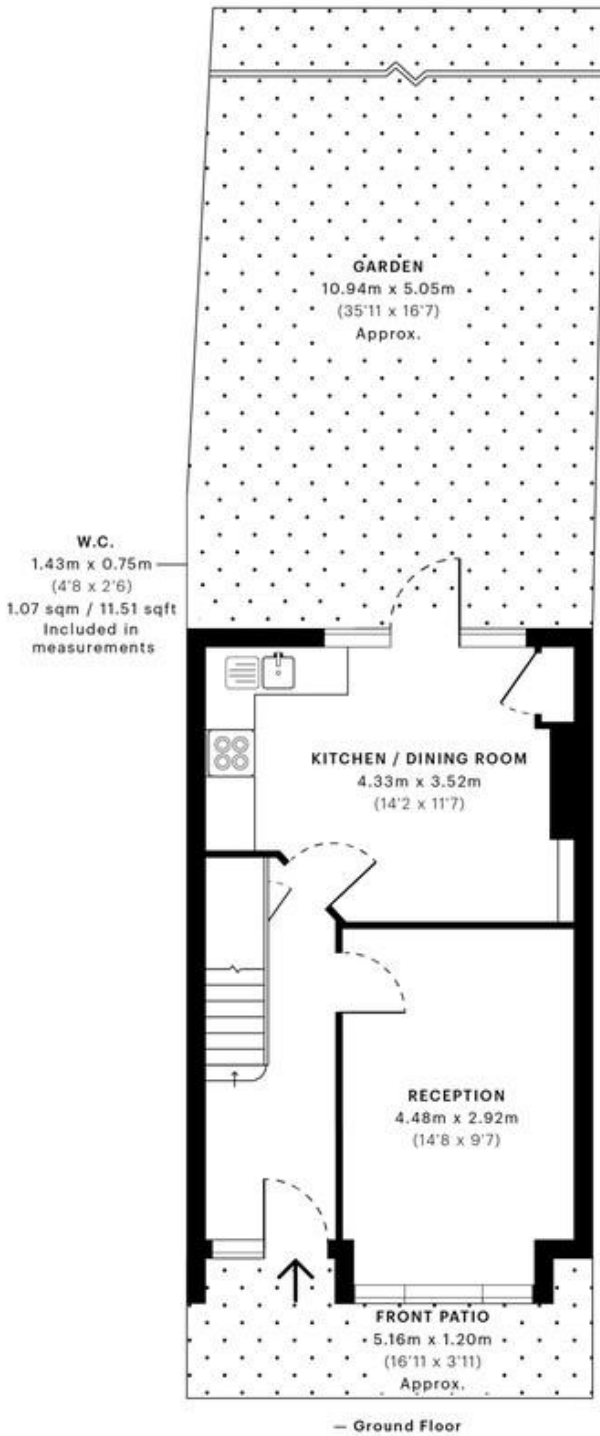


Crouch Road, London NW10

£585,000 Freehold

Welcome to Crouch Road; newly refurbished 5 bedroom house. This property offers a great opportunity for any aspiring home owner in the area or a great arm for any rental investor. Sold with vacant possession newly refurbished, this property offers versatility as a traditional house of a great rental proposition. Offered in great condition, freehold and chain free the property also benefits from a private south facing garden

- Mid-terraced house
- Four/Five bedrooms
- South facing garden
- Potential to extend to the rear (STPP)
- Chain Free
- Freehold
- Newly refurbished
- Quiet residential road
- Over 1040 sq ft
- Close to shops and transport



 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
96.74 sqm / 1041.30 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes landings, restricted head height
86.05 sqm / 926.23 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
1.07 sqm / 11.52 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 2.0 m
4.77 sqm / 51.34 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.

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.