



MILE



## Cobbold Road, London NW10

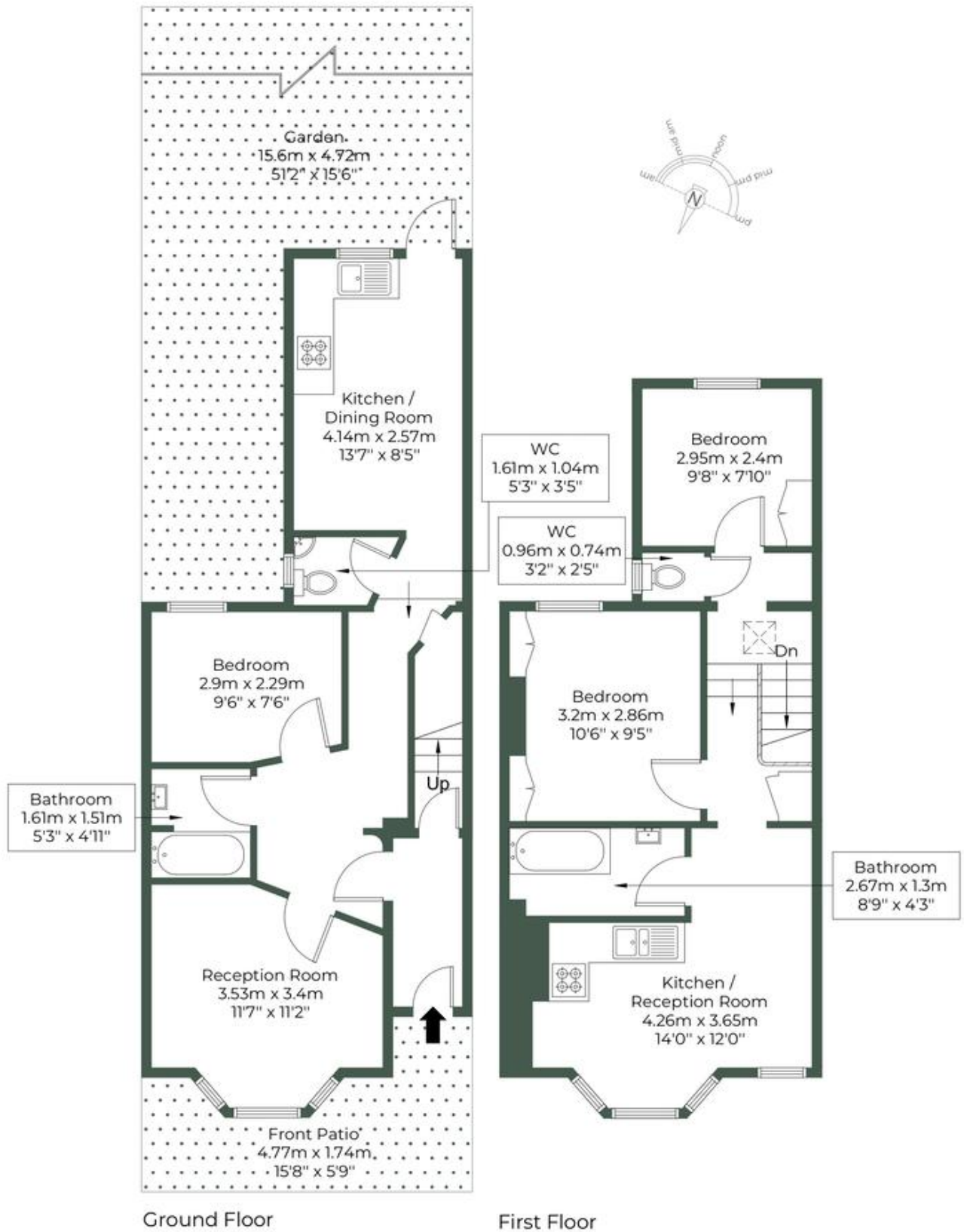
£575,000 Freehold

Welcome to Cobbold Road, a fantastic opportunity to own a charming mid-terrace house that comes to the market chain-free. Currently configured as two separate flats, the property is being sold as one house, offering the flexibility to retain its current layout or convert it back into a single-family residence. With 953 square feet of space, the house provides plenty of room for customisation and would benefit from some modernisation throughout, allowing new owners to truly make it their own. There is also potential for further extension (subject to planning permission) to enhance the living area and maximize the property's potential. The accommodation includes three bedrooms, providing ample space for family living or additional rooms for a home office or guests. Outside, a private garden offers a peaceful escape from the hustle and bustle, perfect for outdoor relaxation or gardening projects. Cobbold Road presents a wonderful chance to create a personalised home in a sought-after location, with plenty of scope for updating and improvement.

- Period property
- Mid terrace house
- Three bedroom
- Chain free
- Private garden
- Potential to extend (STPP)
- Freehold
- Quiet residential road
- 953 sq ft
- Close to shops and transport

# COBBOLD ROAD, NW10 9SX

Approximate Gross Internal Area = 88.5 sq.m / 953 sq.ft



**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.