

## Tatam Road, London, NW10 8HT

### Offers In The Region Of £599,950 Freehold



#### KEY FEATURES:

- End of terrace
- Corner plot
- Garage
- Two receptions
- No upper chain
- Potential to extend

A CHARMING THREE BEDROOM END OF TERRACE situated on a prominent corner plot and offered with the benefit of A DETACHED GARAGE.

The property comprises of TWO RECEPTION ROOMS, THREE BEDROOMS, a bathroom, kitchen area and a GENEROUS REAR GARDEN.

The property requires a little updating, but offers a rare opportunity to stamp your mark with the potential to extend subject to planning permission also a good opportunity for investors for a buy to let . This is a LOVELY family home offered with NO UPPER CHAIN.

The total floor area is approximately 1372.5 SQ.FT (127.5 SQ/M)

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.



**GROSS INTERNAL AREA**  
The footprint of the property  
127.5 Sqm / 1372.5 Sqft

**NET AREA (INTERNAL)**  
Excludes walls and external features  
118.5 Sqm / 1276.0 Sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.2 Sqm / 2.1 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
127.1 Sqm / 1367.9 Sqft

IPMS 3C RESIDENTIAL  
120.2 Sqm / 1294.0 Sqft

SPEC ID  
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