



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.

166 Manor Park Road  
Harlesden  
London  
NW10 4JT  
T: 020 8965 2250  
E: sales@mathesonsestates.com  
www.mathesonsestates.com



## Acton Lane, London, NW10 8TU

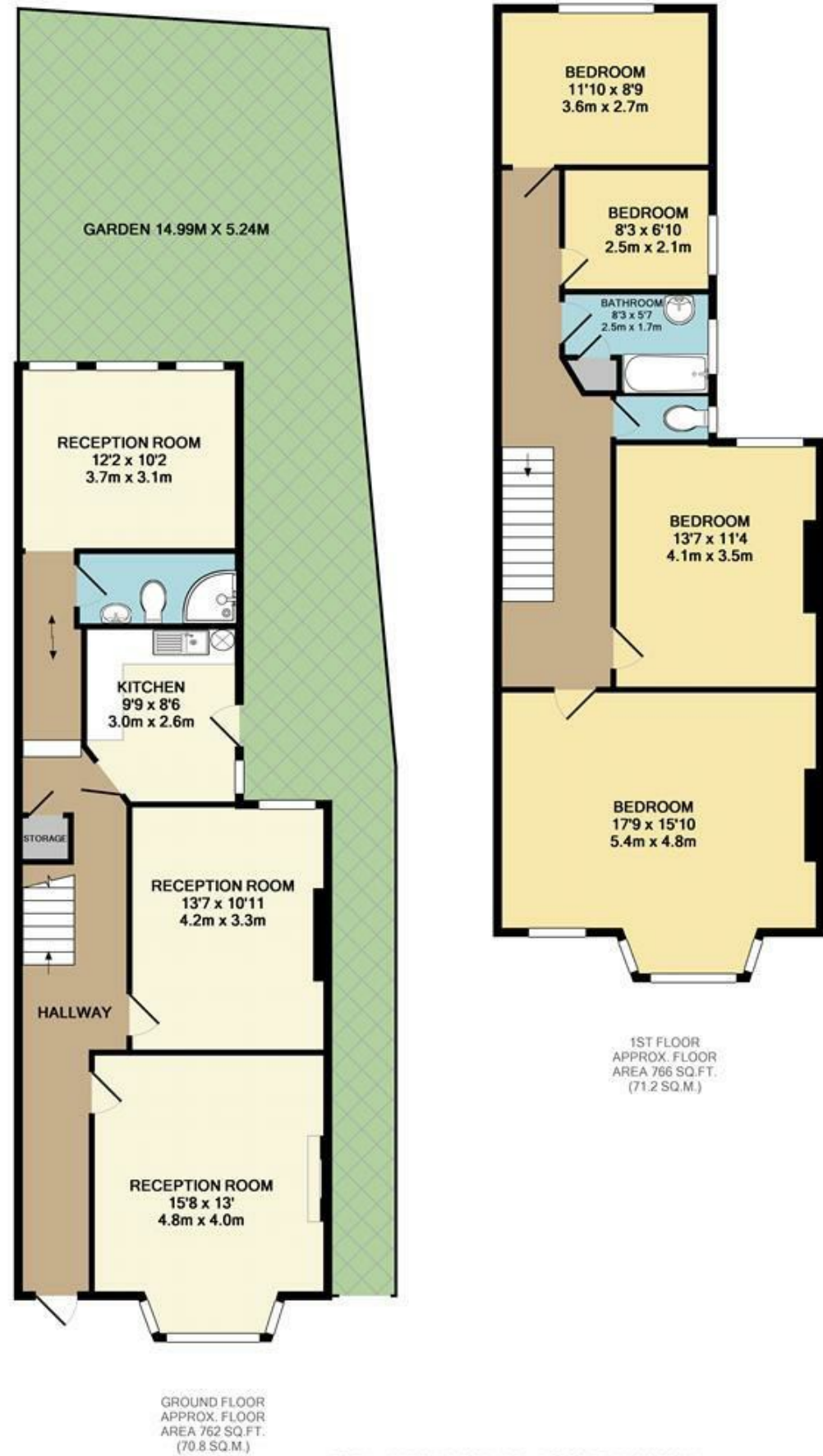
### £824,950 Freehold



#### KEY FEATURES:

- PRIME INVESTMENT
- Four bedrooms
- Three separate receptions
- Fitted kitchen
- Upstairs bathroom with a separate WC
- Downstairs shower
- Rear garden with side access
- ALL OFFERS INVITED
- NO CHAIN
- VIEW NOW

Mathesons are pleased to present to the market this end of terraced Victorian house. The property would make a fantastic family home and offers great potential for a rear or loft extension (STPP). Benefits include four bedrooms, three separate receptions, fitted kitchen, upstairs bathroom with a separate WC, downstairs shower, cellar, rear garden with side access, this huge property offers over 1500 sq ft and must be seen. Conveniently located close to Willesden Junction Station (Zone 2, Bakerloo Line, London Overground), schools, an array of social aspects including bars, restaurants and local amenities, a short walk to the open green spaces of Roundwood Park, bus routes on Acton Lane & Station Road.



**TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 SQ.M.)**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2016

