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**Churchill & Mathesons**

Tunley Road, London, NW10 9JS

Asking Price £725,000 Freehold



**KEY FEATURES:**

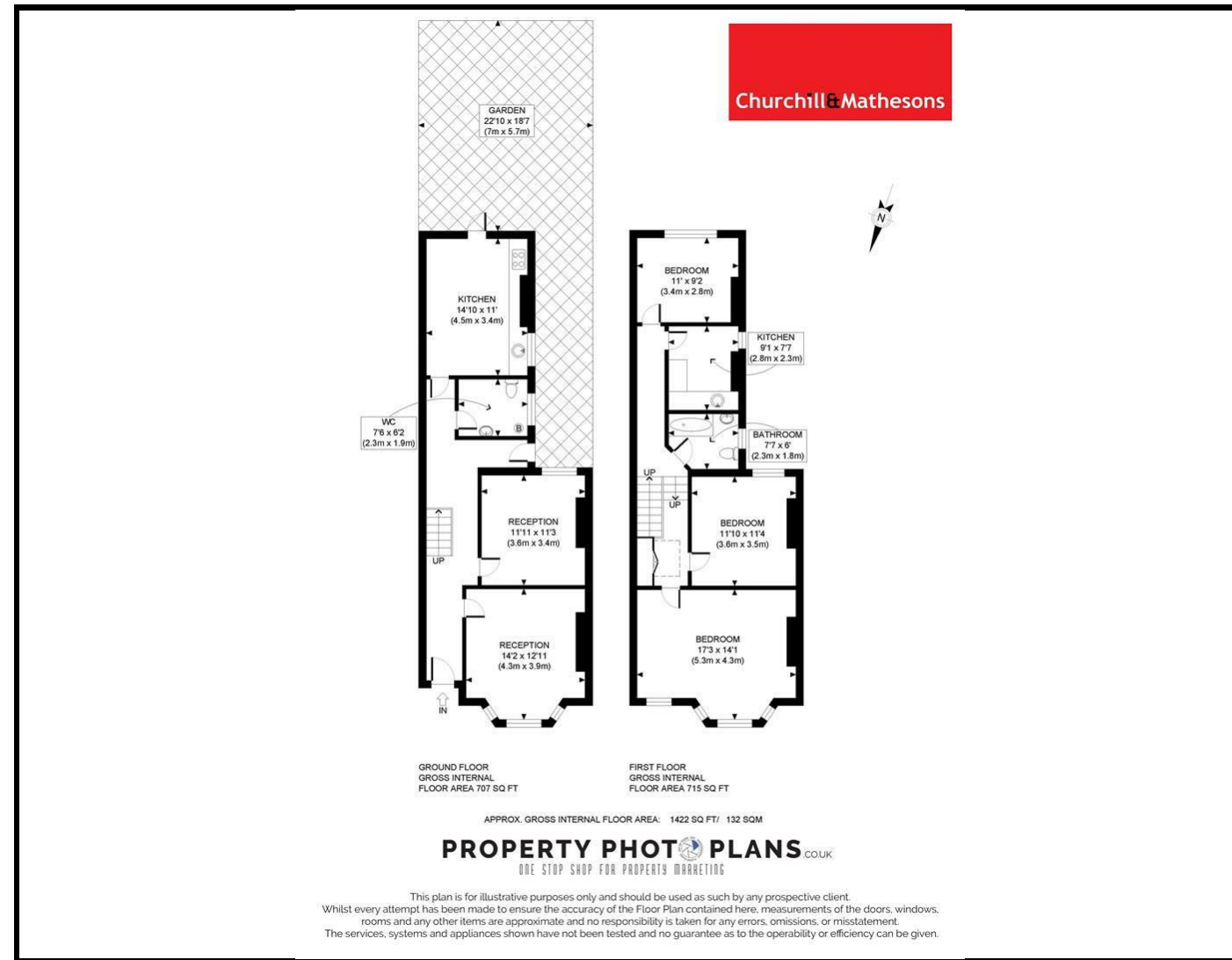
- END OF TERRACE HOUSE
- FOUR / FIVE BEDROOMS
- REQUIRES UPDATING
- TWO SEPARATE RECEPTIONS
- SPACIOUS KITCHEN
- ADDITIONAL FIRST FLOOR KITCHEN
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- POTENTIAL FOR BUY TO LET

CHURCHILL&MATHESONS are delighted to offer FOR SALE this substantial FOUR / FIVE BEDROOM END OF TERRACE FAMILY HOUSE situated in a quiet residential one way road. This Victorian House offers much potential and viewing is highly recommended.

On the GROUND FLOOR there are TWO SEPARATE LIVING ROOMS, SHOWER ROOM/WC and a SPACIOUS KITCHEN / DINING ROOM LEADING TO REAR GARDEN. On the FIRST FLOOR there are FOUR BEDROOMS and a BATHROOM. The Loft has Potential.

Tunley Road is located close to local shops and cafes on Craven Park Road. Transport links are also close by including bus routes to White City, Brent Cross Wembley, Willesden Green and Euston. Harlesden Train Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction (London Overground and Bakerloo Line - Zone 2 & 3) are approximately a 15 minute walk away.

Gross Internal Floor Area approx 1422 SQ Ft. (132 SQ M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>56</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**CHURCHILL 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.