





£350,000

A beautifully positioned two-bedroom character home in one of Apsley's most sought-after locations. Offering a generous dual-level garden with patio and lawn, side access and rear utility, plus excellent potential for a loft conversion and rear extension (STPP). Ideally situated just 0.6 miles from Apsley Station, providing direct access to London Euston in approximately 30 minutes. Street parking and no upper chain

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE/DINER

Double glazed bay window to front aspect. Feature fire place, built in storage cupboard, radiator, double glazed window to rear, door to kitchen, under the stairs storage cupboard, built in storage cupboard.

KITCHEN

Double glazed window to side aspect, Tiled walls and floor, radiator, gas oven and extractor fan, range of wall and floor mounted cupboards, space for microwave, stainless steel sink with drainer, space for fridge freezer, door to rear garden.

UTILITY

Skylight, spotlights, power, combi boiler, space for washing machine.

LANDING

Doors to all bedrooms, bathroom, access to loft.

BEDROOM ONE

Double glazed window to front aspect. Radiator, feature fireplace.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

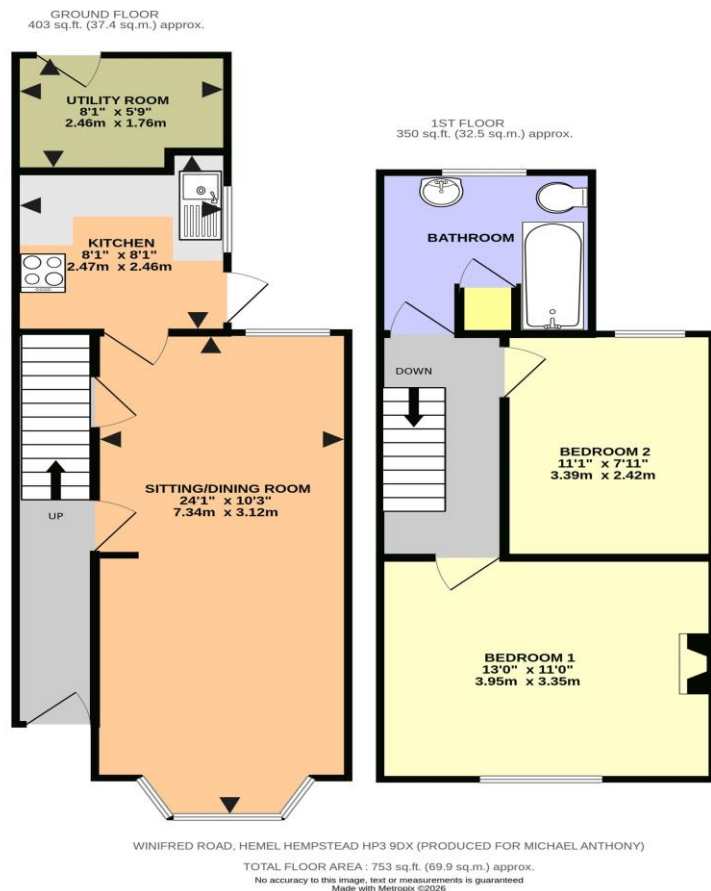
BATHROOM

Double glazed window to rear aspect. Low level w.c, hand wash basin, panelled bath with hand held shower, radiator, built in storage cupboard with mirrored wall, part tiled walls.

OUTSIDE

REAR GARDEN

Patio seating area, patio stairs to lawn with patio path in middle, side gated access, access door to utility, outdoor tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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