



## Minet Gardens, London, NW10

£650,000 *Freehold*

3  2  1 

Three bedroom, mid-terrace family home, benefitting from for a new owner to add their own stamp to and potential to extend (STPP).

### KEY FEATURES

- THREE BEDROOM
- FREEHOLD
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO TUBE & OVERGROUND
- SHORT WALK TO AMENITIES
- REFURBISHMENT REQUIRED



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





#### DESCRIPTION

This property offers a new owner a great opportunity to add their own stamp to it. With the ability to extend on the ground floor and in to the loft space, there is scope to transform the space by adding significant square-footage (STPP).

The property currently comprises of a through reception and dining rooms with high ceiling and feature fire place, and kitchen with separate utility room to the rear. The kitchen provides direct access on to the garden. The garden requires landscaping, and has the potential to be a tranquil space.

On the first floor, you will find three generous double bedrooms, main bathroom, and separate WC.

The property is offered to the market with no-upper chain so early viewing comes recommended.







## LOCATION

Minet Gardens is well-connected by public transport. The property is equidistant from Harlesden Station, as well as Willesden Junction Station – both offering access to the Bakerloo & Overground services. Several bus stops are within walking distance as well.

There are an array of amenities popular with local residents along Park Parade and Harlesden High Street, as well as schools for families moving in to the area.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250327>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

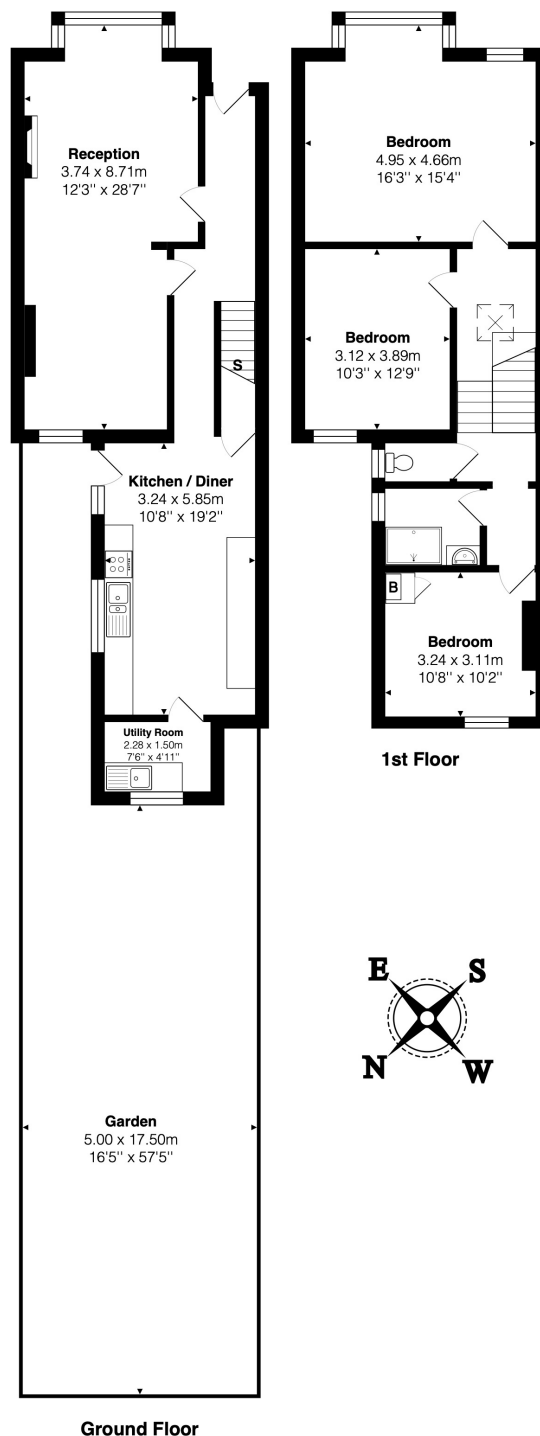
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total Area: 124.9 m<sup>2</sup> ... 1344 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.