



**true associates**

CHARTERED SURVEYORS | PROPERTY MANAGERS | ESTATE AGENTS



### **Two/Three Bedroom Terraced Cottage**

**£380,000 – Freehold**

**We are pleased to offer this quaint mid terraced cottage for sale in Kensal Green, ideally located on the Harrow Road. Benefiting from a large reception room and dining room, two charming bedrooms and a third smaller room, there is also the opportunity to convert the loft space (subject to planning permission). The house is in need of some tender loving care and would be suitable for someone looking for a project to modernise.**

These particulars do not constitute any offer or contract. All statements contained in them are believed to be correct or, as to measurements, approximately correct to the best of the knowledge of True Associates Ltd and the vendor and shall not be taken as implying or representing a fact or a warranty and any intending Purchaser must satisfy himself by inspection, searches, enquiries or otherwise as to the correctness of each statement contained in these particulars. Intending Purchasers are asked to conduct all negotiations through True Associates Ltd, co reg no 4428716, registered office, 1 Kilburn Lane, London W10 4AE

**Reception Room: 13'1 x 12'2**

Carpeted, window to front aspect, gas fire



Reception Room

**Dining Room: 13'1 x 9'1**

Window to rear aspect, working fireplace, storage cupboard, lino flooring



Reception Room

**Kitchen: 7'5 x 5'11**

Window to side aspect, lino flooring, fitted cupboards, separate sink unit, door leading to rear garden

**Bathroom:**

Lino flooring, part tiled part painted walls, separate WC off bathroom

**Bedroom One: 13'3 x 12'**

Window to front aspect, carpeted,

**Bedroom Two: 10'6 x 9'2**

Window to rear aspect, carpeted, leads to:

**Bedroom Three/Dressing Room: 7'7 x 5'11**

Window to rear aspect, carpeted

**Patio/Garden:**

Courtyard garden

**General:**

Roof recently renewed approx 5yrs ago, boiler is 2yrs old and rewiring was carried out approx 1yr ago.



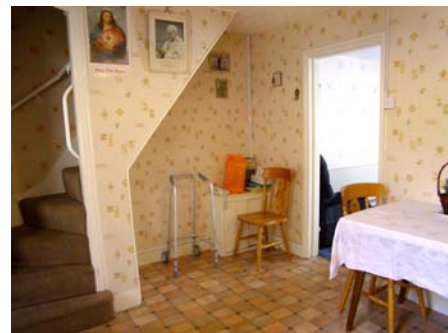
Dining Room

**Orientation:**

**Tenure: Freehold**



Kitchen



Dining Room





Bedroom One



Bedroom Two



Bedroom Two Leading to Bedroom Three/ Dressing Room



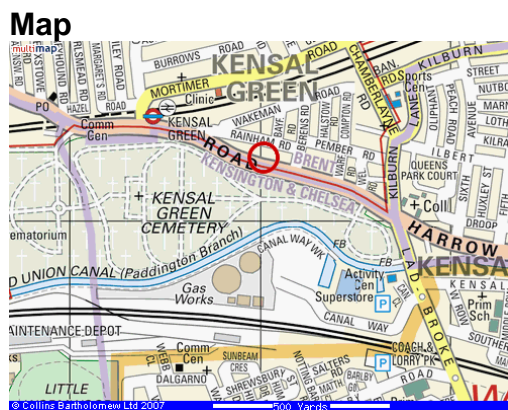
Bedroom Three/Dressing Room



Rear Garden



Front Exterior



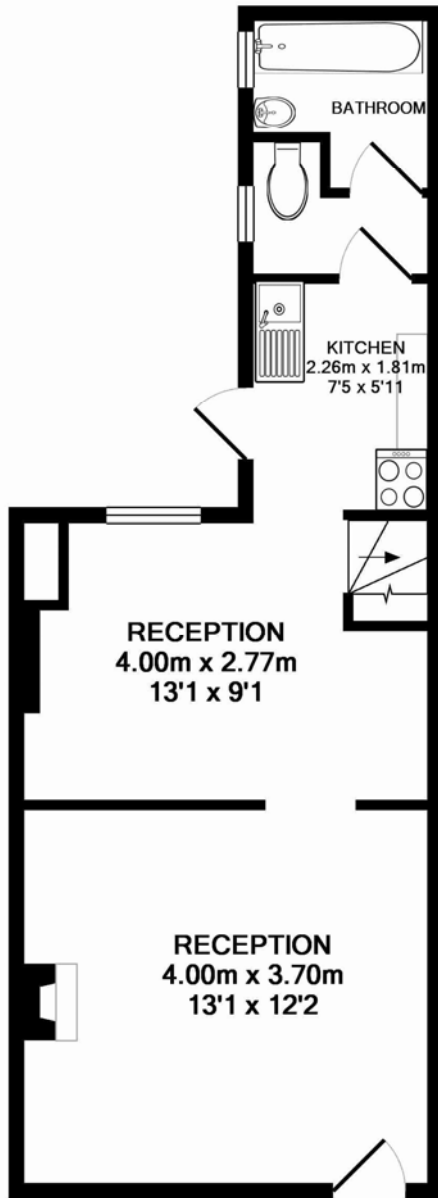
Map

### EPC

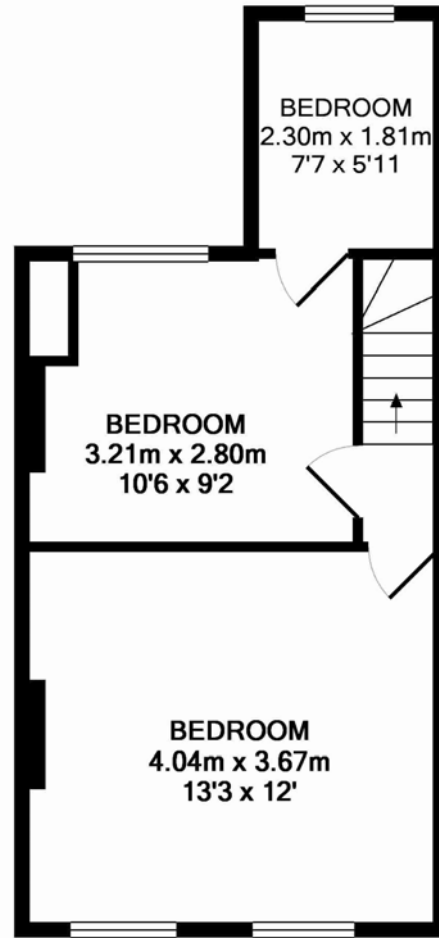
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      | 69        |
| (38-54)                                     | E |                         |           |
| (21-37)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact Rating                         |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 63                      | 64        |
| (38-54)   | E |                         |           |
| (21-37)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO2 emissions |   |                         |           |
| England & Wales                                     |   | EU Directive 2002/91/EC |           |





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 65.7 SQ.M. (707 SQ.FT.)

KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit [www.keyhips.com](http://www.keyhips.com) (Tel: 0845 475 4165)  
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