



MILE



Churchill Road, London NW2

£650,000 Freehold

Welcome to Churchill Road, a three-bedroom mid-terraced house ideally located in the heart of Willesden Green. Offered chain-free and on a freehold basis, the property requires complete modernisation throughout. Please note there is currently no functional kitchen, and as such, the property is unlikely to be suitable for mortgage purchasers. Prospective buyers are encouraged to consider this prior to making an enquiry. The property presents excellent potential for improvement and extension, with scope to extend into the loft and at ground floor level, subject to the usual planning consents. We would also highlight that strong interest has already been received, and any offers submitted should reflect the level of demand and opportunity on offer.

- Terraced house
- Three bedrooms
- Work required
- Chain Free
- Freehold
- Potential to extend (STPP)
- West facing garden
- Good location
- Cash buyers only
- Close to shops and transports

Ground Floor
Approx. 57.7 sq. metres (620.9 sq. feet)
(excluding Garden)



Garden
14.30m x 1.20m
(46'11" x 3'11")



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First Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)
Churchill Road

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.