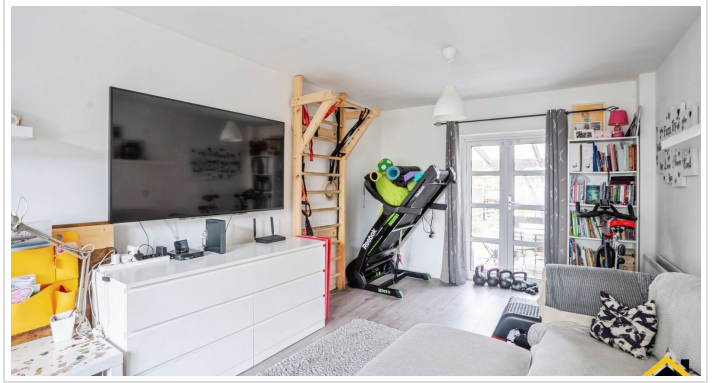


2 Bed Semi-Detached In Quainton Street, London, NW10 0BG

£170,000





SHORT DESCRIPTION

Property Ref: 17526 Charming and Chain-Free 2-Bedroom Semi-Detached Home - Quanton Street, London NW10. Offering approximately 750 sq ft (69 sq m) of light-filled living space, this double-glazed, gas central-heated two-bedroom semi-detached property is situated in a sought-after Brent location. Available chain-free, this property features private front and rear gardens, on-street parking, and the added bonus of a secure parking space in a gated car park. Located within easy reach of local schools and excellent train links, it presents an ideal opportunity for first-time buyers, small families, or investors. Key Features - Tenure: Chain-Free Sale Property Type: 2-Bedroom Semi-Detached House Heating and Glazing: Gas Central Heating and Double Glazing Outdoor Space: Private Front and Rear Gardens (approx. 15m deep) with side gate access and storage shed Parking: On-street parking plus a designated space in a secure, gated remote car park Location Highlights: Excellent transport connections via nearby train station and close to local schools Property Overview Ground Floor Entrance Hall: Approached via a neat front garden, welcoming entrance hall with useful under-stairs storage. Reception Room (6.25m x 3.2m): Generous dual-aspect living room featuring double doors that open directly onto the private rear garden. Kitchen (4.25m x 2.3m): Well-proportioned kitchen area with direct access to the back garden. First Floor Landing: Landing area with built-in storage housing the hot water cylinder. Bedroom 1 (3.65m x 3.15m): Spacious double bedroom featuring built-in fitted wardrobes. Bedroom 2 (4.25m x 3.04m): Bright second double bedroom, also complete with fitted wardrobes. Bathroom (4.25m x 2.3m): Fitted suite featuring a bath with overhead shower and a pedestal wash hand basin. Separate WC: Independent cloakroom equipped with a wall-mounted wash basin. Outside and Grounds Rear Garden: Generous 15-meter (approx.) private rear garden, offering side gate access and a useful storage shed. Parking Options: Dedicated parking space inside a secure, gated car park with remote access, alongside available on-street parking. Location - Situated on Quanton Street in Brent (NW10), the property enjoys a quiet residential setting while remaining exceptionally well-connected. A short walk brings you to the local train station for easy commuting into Central London, while nearby reputable schools make this a convenient choice for families. Property Type: Semi-detached Full selling price: £425000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £170000.00 Monthly rent based on 40% share: £545.84 Remaining lease (in years): 159 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £754.68 Council tax band: D EPC rating: D Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

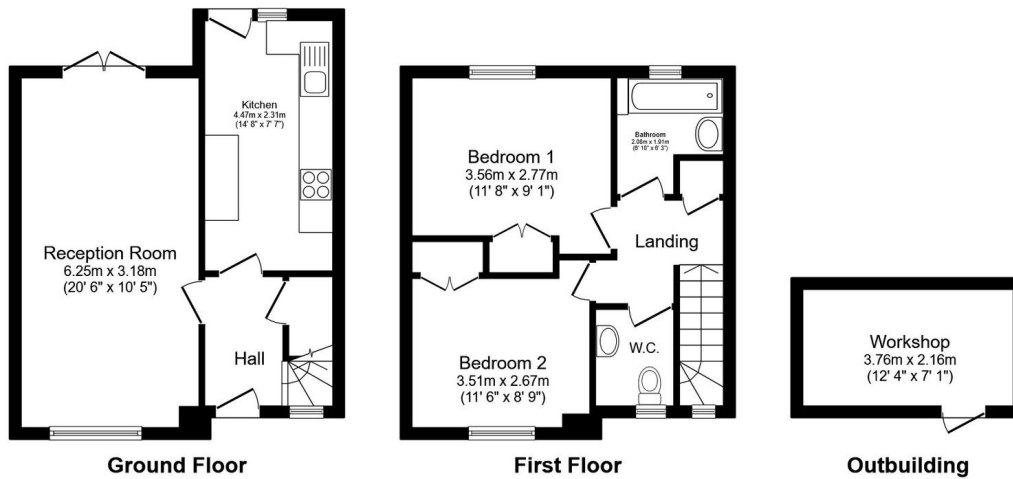
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 70.0 sq.m. (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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