

### 3 bed terraced house to buy in

Peploe Road, London, NW6 6EB

**£1,600,000** Starting Bid

 x3  x3  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ BEING SOLD VIA 'SECURE SALE'
- ✓ IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- ✓ CHAIN FREE
- ✓ STARTING BIDS FROM £1,600,000
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,600,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located just moments away from the ever so popular Queens Park, is a 3/4 bedroom terraced house in good condition being offered chain free.

Internally this well presented property offers three double bedrooms, three bathrooms (one being en-suite), two receptions which one can be and has previously been used a bedroom. There is also a spacious and modern fitted kitchen with direct access to the rear garden.

Peploe Road is situated in a desirable London location and just a short walk from Queens Park & Kensal Rise High streets, with an array of shops, restaurants, cafe's, bars and transport links.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £1,600,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

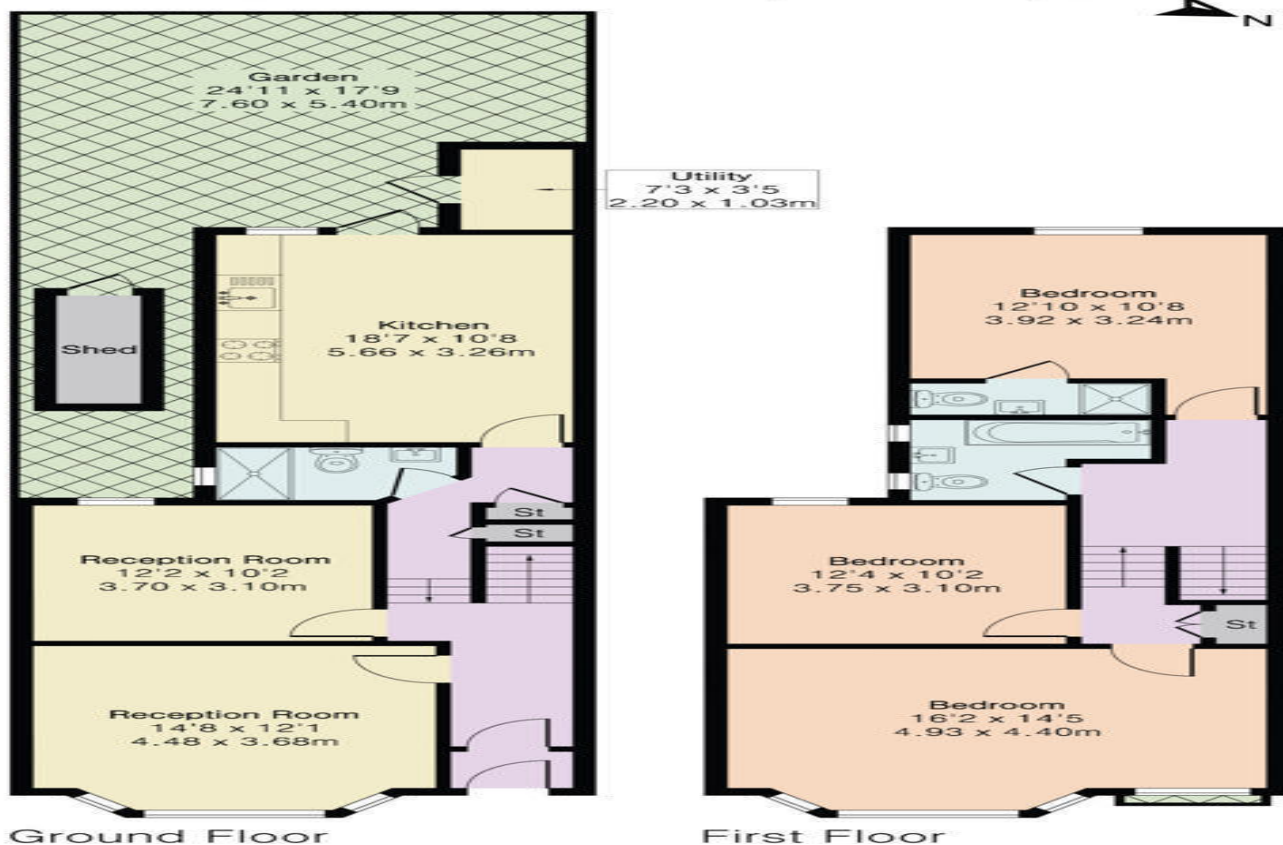
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

**Approximate Gross Internal Area 1392 sq ft - 129 sq m**  
**Ground Floor Area 709 sq ft – 66 sq m**  
**First Floor Area 683 sq ft – 63 sq m**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Peploe Road, London, NW6 6EB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
 london@pattinson.co.uk, www.pattinson.co.uk**

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