



**Brent Terrace
London
NW2**

Offers in Excess of £500,000

bettermove

Brent Terrace

London

Bettermove are proud to present this 3 bedroom terraced house in London, available with no forward chain.

This property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with residents permit parking available.

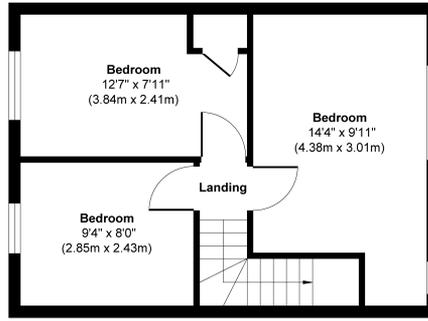
The council tax band is D.

The interior of this well presented property comprises two spacious reception rooms, one is currently used as an additional bedroom, a newly fitted kitchen and shower room, alongside an additional WC on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a private rear courtyard, perfect for enjoying the summer months.

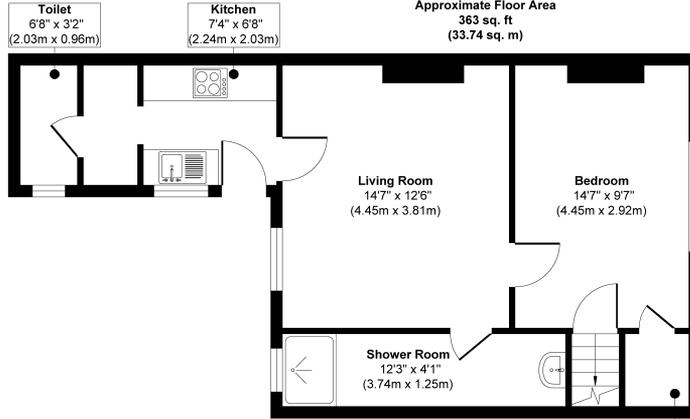
Located in the popular borough of Brent, London, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Brent West Cross Train Station, Brent Cross Underground Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





First Floor
Approximate Floor Area
363 sq. ft
(33.74 sq. m)



Ground Floor
Approximate Floor Area
521 sq. ft
(48.43 sq. m)

Approx. Gross Internal Floor Area 884 sq. ft / 82.17 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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