



4 Bedroom House  
Pitfield Way  
Neasden NW10

- Immediate 'exchange of contracts' available
- Large family home
- Sold via 'Secure Sale'
- Huge garden

Auction guide price of £365,000  
Freehold



Approx Gross Internal Area 1155 Sq Ft - 107.30 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.kimtechphotography.co.uk](http://www.kimtechphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £365,000

A spacious FOUR BEDROOM semi-detached house in need of total refurbishment located on this quiet residential turning within moments of Stonebridge Park Underground station.

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.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.