

## AVONDALE AVENUE, NEASDEN, NW2 7PA



EPC Rating:

We are delighted to bring to the market this extended centre terrace 1930's built house which is priced to sell and the property benefits the following:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Garage space to rear of property (approached via a rear service road)
- Gross internal floor area of 1,090 sq ft (101 sq m) approximately
- The property is located within a few hundred yards of Neasden town centre with its multiple bus services and shopping facilities.
- The nearest station is Neasden (Jubilee Line)
- Brent Cross Shopping complex is approximately 3 miles radius

**PRICE: ..... £585,000.....FREEHOLD**

**AVONDALE AVENUE, NEASDEN, NW2 7PA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 14'5" x 11'2" (4.40m x 3.41m). Double glazed bay window.

**Dining Room (rear):** 12'10" x 9'11" (3.92m x 3.03m). Opening onto:

**Extension:** 14'3" x 9'3" (4.35m x 2.81m). Double glazed door to garden. Gas boiler. Open plan with:-

**Kitchen:** 9'7" x 7'5" (2.92m x 2.25m). Double drainer stainless steel sink unit with mixer tap. Fitted wall and base cabinets with work surfaces above. Fully tiled walls. Gas cooker point. Tiled flooring. Space for fridge.

**First Floor:**

**Bedroom 1 (front):** 14'9" x 11'3" (4.50m x 3.44m). Double glazed bay window.

**Bedroom 2 (rear):** 12'10" x 10'0" (3.92m x 3.06m). Double glazed window.

**Bedroom 3 (front):** 9'0" x 6'4" (2.75m x 1.93m). Double glazed window.

**Bathroom:** 7'10" x 4'9" (2.40m x 1.44m). Panelled bath. Pedestal wash hand basin. Ceramic tiled walls. Storage cupboard.

**Separate WC:** With low level WC.

**Landing:** Hatch to loft space (not inspected).

**External Features:** Front and rear gardens, the rear garden having garage space (approached via a rear service road).

**PRICE:..... £585,000..... FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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**AVONDALE AVENUE  
LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1090.06 SQ. FT / 101.27 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. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".