

## **WARREN ROAD, LONDON, NW2 7NJ**



EPC Rating: D

A spacious extended corner house located at the junction of Warren Road with Heather Road. This property has a detached garage to the rear of the property approached via its own drive-in (from Heather Road) and offers the additional advantage of off street parking for several vehicles and this property would be ideally suitable to somebody requiring a large garage/storage facilities. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large living room and kitchen
- Three good sized bedrooms
- Detached garage to rear of property approached via its own drive-in from Heather Road with additional off street parking in front of the garage
- The property is currently let and producing £4,700 pcm rent
- Ground floor study
- Two bathrooms
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 miles radius
- Local shops could be found within half a mile at Neasden
- Gross internal floor area of 1,388 sq ft (129 sq m) approximately
- Local bus services and schools can be found within a few hundred yards at Crest Road

**PRICE: ..... £675,000.....FREEHOLD**

**WARREN ROAD, LONDON, NW2 7NJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Room (front):** 12'1" x 10'6" (3.68m x 3.20m). Wood flooring. Double glazed window. Feature fireplace.

**Kitchen/Diner:** 20'8" x 12'1" (6.30m x 3.68m). Wood flooring. Downlights to ceiling. Built-in wall and base cabinets with work surfaces above. Sink unit. Plumbed for washing machine. Wall mounted gas boiler. Double glazed door to garden. Large under-stairs walk-in cupboard.

**Principle Living Room:** 18'9" x 17'0" (5.71m x 5.16m). Wood flooring. Double aspect windows.

**Study (front):** 7'7" x 5'10" (2.32m x 1.77m). Wood flooring. Door to garden.

**Bathroom/WC:** 7'7" x 5'3" (2.32m x 1.60m). Pedestal wash hand basin. Panelled bath with shower above. Low level WC. Fully tiled walls and flooring.

**First Floor:**

**Bedroom 1 (rear):** 12'6" x 10'2" (3.80m x 3.09m). Double glazed window. Fireplace.

**Bedroom 2 (front):** 12'1" x 10'8" (3.68m x 3.24m). Wood flooring. Double glazed window. Built-in wardrobes. Fireplace.

**Bedroom 3 (front):** 12'10" x 7'1" (3.91m x 2.17m). Wood flooring. Double glazed window.

**Bathroom/WC:** 10'0" x 5'0" (3.06m x 1.52m). With three piece suite of panelled bath, wash hand basin and low level WC. Fully ceramic tiled walls. Built-in storage cupboard.

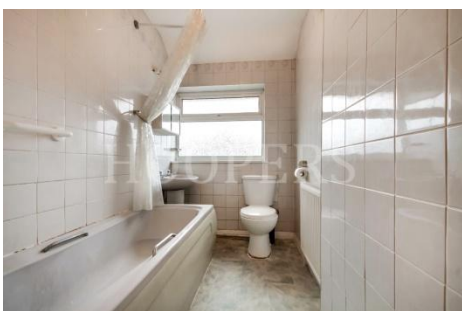
**External features:** Large 'L' shaped detached garage/workshop to rear approached via its own drive-in from Heather Road with additional secured off street parking. Outbuilding to rear with electricity supply. Patio and lawn.

**Council Tax:** Band D.

**PRICE: £675,000 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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LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1387.57 SQ. FT / 128.91 SQ. M**

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FLOOR PLANS ARE NOT DONE TO "SCALE".