

COLES GREEN ROAD, LONDON, NW2 7HN



EPC Rating: D

An opportunity to purchase a centre terrace 1930's built house and situated in this central location benefitting from:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Gross internal floor area of 1,320 sq ft (123 sq m) approximately
- Loft room
- Chain free sale
- The property is situated within reasonable walking distance of Brent Cross West Station (recently opened) providing overground trains into Farringdon in approximately 20 minutes
- The property is situated within a few yards of local bus services and shops at the junction of Coles Green Road with Crest Road
- Brent Cross Shopping complex is approximately 2 miles

PRICE:£599,950.....FREEHOLD

COLES GREEN ROAD, LONDON, NW2 7HN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Room (front): 14'2" x 11'8" (4.33m x 3.56m).

Study: 9'6" x 8'5" (2.89m x 2.57m).

Room (rear): 12'6" x 10'4" (3.82m x 3.16m). Sliding patio doors to:

Conservatory: 12'0" x 9'6" (3.66m x 2.88m).

Kitchen: 9'3" x 7'2" (2.81m x 2.18m). Opening on to:

Utility Room: 9'6" x 4'9" (2.89m x 1.46m).

First Floor:

Bedroom 1 (front): 13'10" x 11'0" (4.22m x 3.35m).

Bedroom 2 (rear): 12'6" x 11'3" (3.80m x 3.43m). Built-in wardrobes.

Bedroom 3 (front): 9'2" x 6'11" (2.80m x 2.11m).

Shower Room/WC: 6'5" x 6'4" (1.95m x 1.93m). With three piece suite of shower cubicle, low level WC and wash hand basin.

Second Floor (loft conversion):

Room: 17'6" x 10'8" (5.34m x 3.25m). Providing an additional room via a formal staircase.

External features: Off street parking to front garden. Large storage building to rear garden 17'9" x 7'4" (5.40m x 2.23m) approximately. Rear garden.

PRICE: £599,950 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.

COLES GREEN ROAD, LONDON, NW2 7HN (CONTINUED)

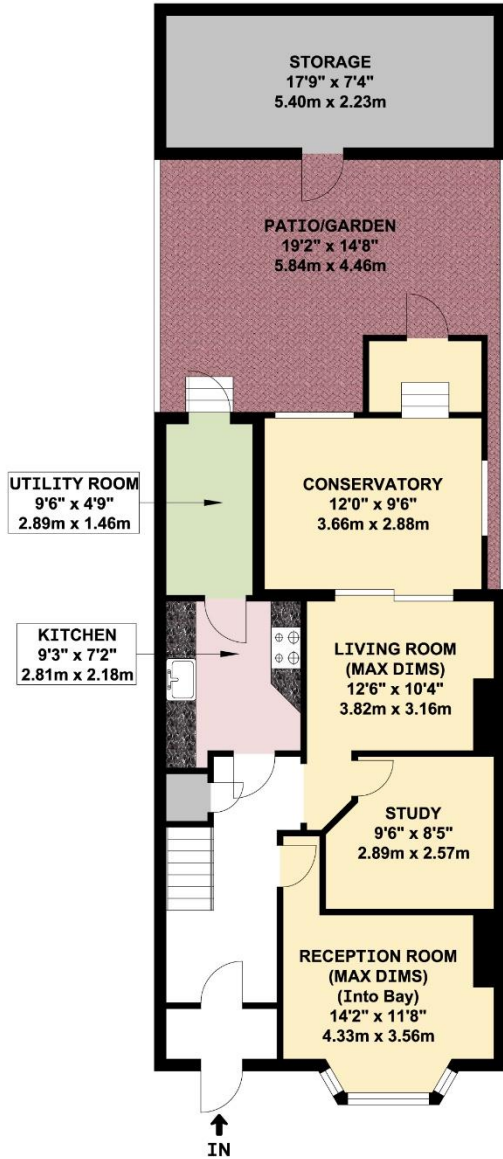


COLES GREEN ROAD, LONDON, NW2 7HN (CONTINUED)

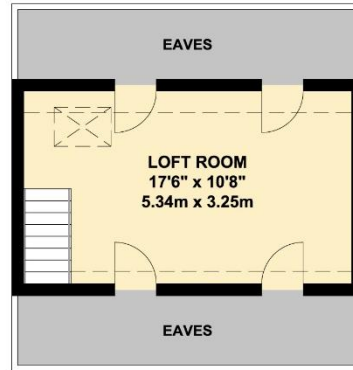
**COLES GREEN ROAD
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 940.98 SQ. FT / 87.42 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE
LOFT ROOM, CONSERVATORY & UTILITY ROOM 1320.08 SQ. FT / 122.64 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".