

ILEX ROAD, LONDON, NW10 9NU



EPC Rating: D

We are pleased to be able to bring to the market this well presented centre terrace Victorian built house offering ready to move into accommodation and ideally suited to a first time buyer.

The property is situated in a residential street off Roundwood Road within a few yards of Church Road shops and bus services with the nearest Stations being Neasden or Dollis Hill (Jubilee Line).

Benefits include:-

- Gas central heating
- Double glazed windows
- Two bathrooms, one having a fabulous free standing bath
- Fitted kitchen/diner
- Ready to move into condition
- Attractive rear garden with southerly aspect
- Gross internal floor area of 1,014 sq ft (94 sq m) approximately

PRICE: £550,000.....FREEHOLD

ILEX ROAD, LONDON, NW10 9NU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Lounge (front): 14'1" x 11'0" (4.28m x 3.36m). Feature fireplace. Double glazed sash bay window with window blinds.

Room (rear): 12'1" x 11'0" (3.68m x 3.36m). Double glazed window.

Shower Room/WC: 5'8" x 4'4" (1.72m x 1.31m). Low level WC. Corner shower cubicle. Wash hand basin. Tiled flooring. Heated towel rail. Built-in cupboard.

Kitchen/Diner: 15'6" x 7'10" (4.72m x 2.40m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Built-in double oven with extractor hood above. Integrated fridge/freezer and washing machine. Downlights to ceiling. Tiled flooring. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 14'1" x 14'0" (4.28m x 4.23m). Built-in wardrobes. Feature fireplace. Double glazed sash bay window with window blinds.

Bedroom 2 (middle): 12'1" x 11'0" (3.68m x 3.34m). Feature fireplace.

Bedroom 3 (rear): 10'1" x 8'0" (3.08m x 2.41m). (Currently set out as a large bathroom). Free standing Victorian style bath. Low level WC. Wash hand basin. Partly tiled walls and tiled flooring. Heated towel rail. Downlights to ceiling. Double glazed window.

External Features: Own rear garden measuring some 43' in length with patio area, lawn and garden shed and having a southerly aspect.

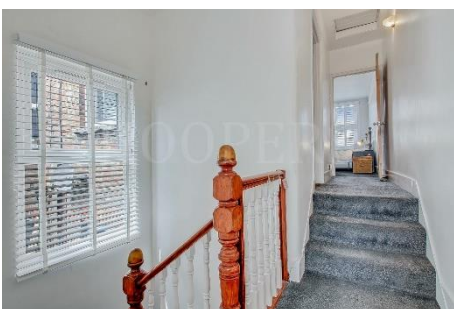
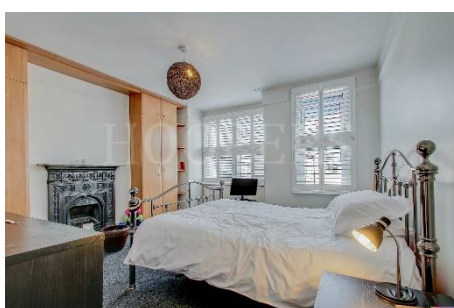
Council Tax Band: D

<u>PRICE</u>	<u>£550,000</u>	<u>FREEHOLD</u>
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

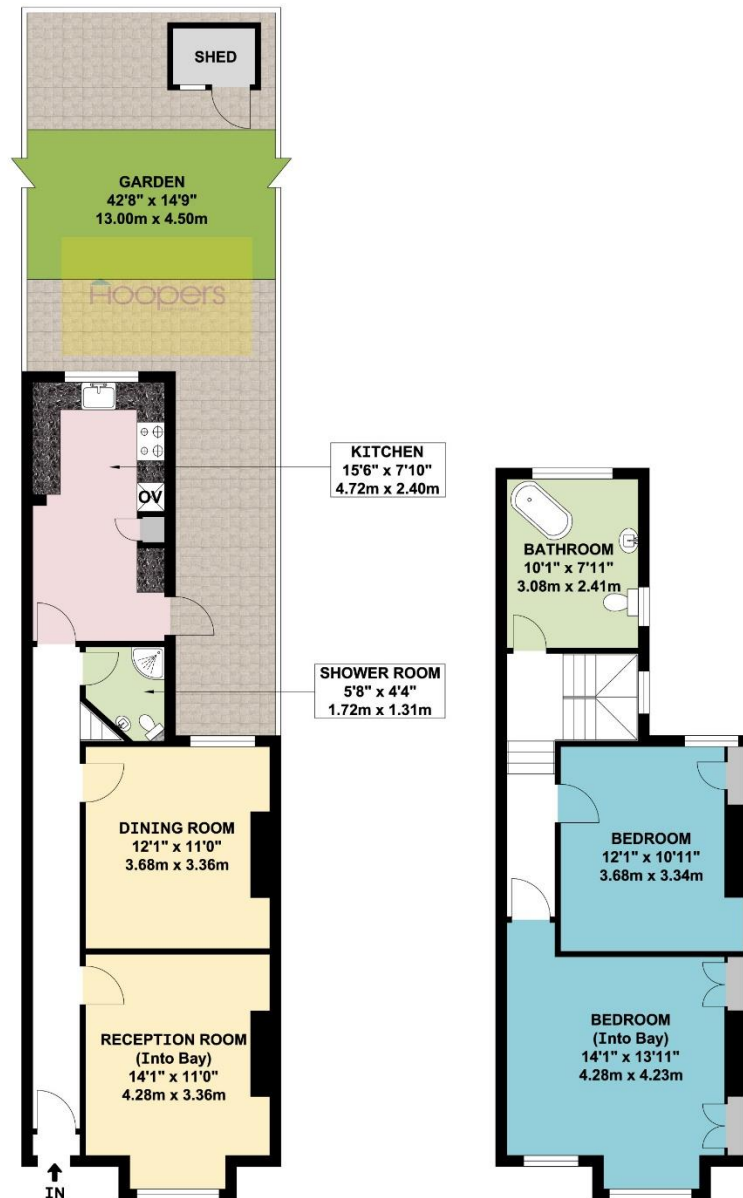
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1013.85 SQ. FT / 94.19 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".