

## **CREST ROAD, LONDON, NW2 7SL**



EPC Rating: D

A rare opportunity to purchase a 1930's built centre terrace house situated in this popular road. Benefits include:-

- Double glazing
- Gas central heating
- Three bedrooms
- Through lounge
- Gross internal floor area 936 sq ft (87 sq m) approximately
- South facing rear garden
- Off street parking to front of property for two vehicles
- The property is on several bus routes, close to a bus stop and the shops on Oxgate parade.
- Brent Cross Shopping Centre is approximately 2 miles away.
- Brent Cross West Station (overground trains into London) is approximately ten minutes walk from the house

**PRICE: ..... £599,999.....FREEHOLD**

**CREST ROAD, LONDON, NW2 7LX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Tiled flooring. Understairs cupboard.

**Through Lounge:** 27'0" x 11'9" (8'24" x 3.57m). Double glazed bay window to front and double glazed window to rear.

**Kitchen:** 9'3" x 7'2" (2.83m x 2.18m). Tiled flooring. Fitted wall cupboards and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Double glazed window and door to garden.

**First Floor:**

**Bedroom 1 (front):** 14'7" x 11'1" (4.45m x 3.37m). Double glazed bay window.

**Bedroom 2 (rear):** 12'6" x 11'6" (3.80m x 3.50m). Double glazed window. Built-in storage cupboard. Wall mounted boiler.

**Bedroom 3 (front):** 9'7" x 6'10" (2.93m x 2.08m). Double glazed window.

**Bathroom/WC:** 6'4" x 5'8" (1.93m x 1.73m). Panelled bath with mixer tap, shower attachment and shower screen. Vanity sink unit with mixer tap. Low level WC. Double glazed window to rear. Heated towel rail. Fully tiled walls and flooring.

**External Features:** Front garden providing off street parking for two vehicles. South facing rear garden measuring some 89' mainly laid to lawn with storage sheds.

**Council Tax:** Band D.

|                      |                        |                        |
|----------------------|------------------------|------------------------|
| <b><u>PRICE:</u></b> | <b><u>£599,999</u></b> | <b><u>FREEHOLD</u></b> |
|----------------------|------------------------|------------------------|

**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.

**CREST ROAD, LONDON, NW2 7LX (CONTINUED)**

**CREST ROAD, LONDON, NW2 7LX (CONTINUED)****CREST ROAD  
LONDON NW2****APPROX. GROSS INTERNAL FLOOR AREA 936.46 SQ. FT / 87.00 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".