

REVIEW ROAD, LONDON, NW2 7BG



EPC Rating: D

A great opportunity to purchase this two storey extended 1930's built centre terrace house and located within a few hundred yards of Crest Academy School and bus services at Crest Road.

- Gas central heating
- Double glazed windows
- Off street parking for two vehicles
- Through Lounge
- Ground floor shower room
- Gross internal floor area of 895 sq ft (83 sq m) approximately
- South facing rear garden
- Storage shed to rear
- The nearest Station is Neasden (Jubilee Line)

PRICE: £599,950.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Laminate wood flooring.

Shower Room/WC: Shower cubicle, low level WC and wash hand basin. Fully tiled flooring and half tiled walls.

Through Lounge: 25'2" x 11'6" (7.66m x 3.51m). Double glazed windows. Open plan with:

Kitchen: 9'10" x 5'1" (3.00m x 1.55m). Tiled flooring and half tiled walls. Fitted wall and base cupboards. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Wall mounted as boiler. Gas hob with electric oven below and extractor hood above hob. Double glazed window. Door to rear garden.

First Floor:**Landing:**

Family Bathroom/WC: 7'9" x 6'2" (2.37m x 1.87m). Fully tiled walls and flooring. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Storage cupboard. Double glazed window to rear.

Bedroom 1 (rear): 13'7" x 11'6" (4.13m x 3.50m). Double glazed window.

Bedroom 2 (front): 11'3" x 10'10" (3.44m x 3.31m). Double glazed window.

Bedroom 3 (front): 8'2" x 6'10" (2.48m x 2.09m). Double glazed window.

Second Floor (loft conversion):

Loft Room: 14'9" x 10'8" (4.50m x 3.24m). Under eaves storage. Velux window to rear.

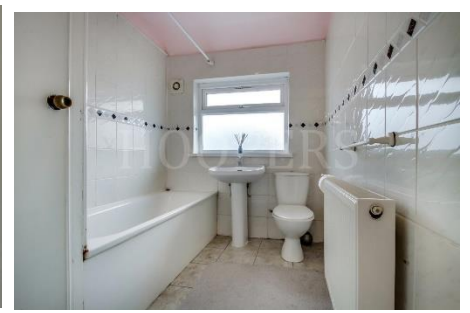
External features: Off street parking to front garden for two vehicles. South facing rear garden. Outbuilding to rear garden (used for storage).

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.

REVIEW ROAD, LONDON, NW2 7BG (CONTINUED)

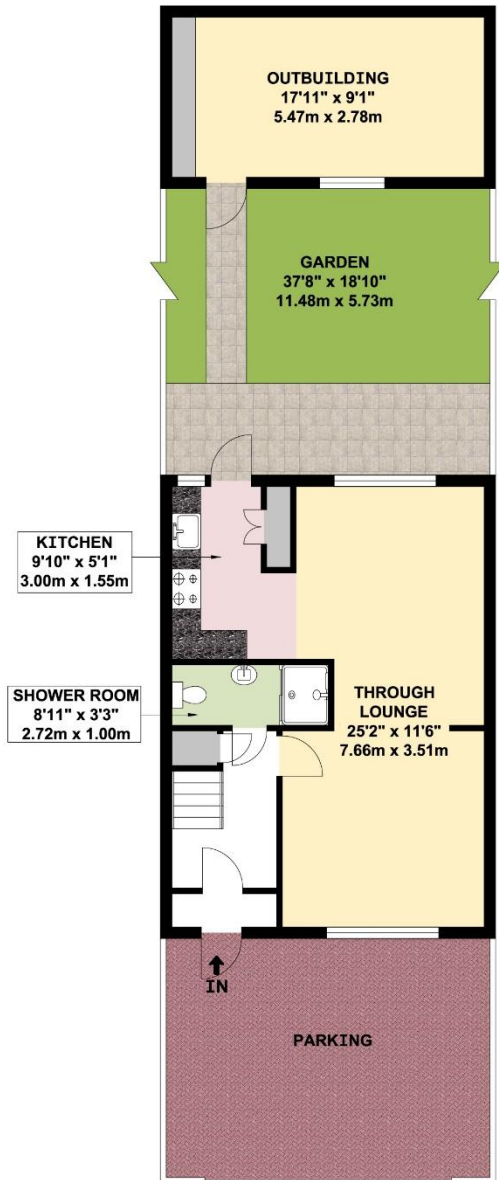


REVIEW ROAD, LONDON, NW2 7BG (CONTINUED)

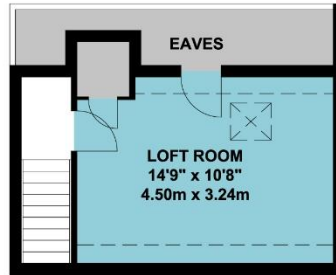
REVIEW ROAD
LONDON NW2



--- RESTRICTED HEAD HEIGHT

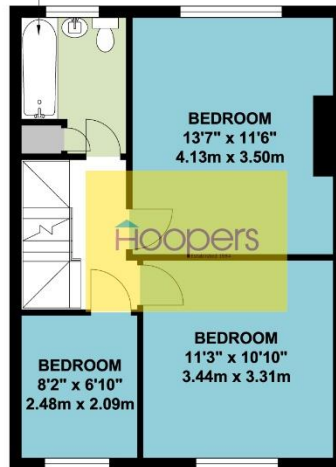


GROUND FLOOR



SECOND FLOOR

BATHROOM
7'9" x 6'2"
2.37m x 1.87m



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 895.34 SQ. FT / 83.18 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM & OUTBUILDING 1253.13 SQ. FT / 116.42 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".