

## **DAWPOOL ROAD, LONDON, NW2 7JY**



EPC Rating: E

We are pleased to be able to bring to the market a centre terrace 1930's built three bedroom family house located in the popular Brentwater Area and situated within a few hundred yards of Crest Road schools and bus services. The property is in need of a full renovation.

Benefits include:-

- Off street parking
- Double glazed windows
- Kitchen
- Two reception rooms
- Gross internal floor area of 895 sq ft (83 sq m) approximately
- 3 bedrooms
- The property is located within two miles approximate radius of Brent Cross shopping complex.
- The nearest stations are Neasden or Dollis Hill (Jubilee Line) or Brent Cross West (overground trains into the City in approximately 15 minutes)

**PRICE: ..... £499,950 .....FREEHOLD**

**DAWPOOL ROAD, LONDON, NW2 7JY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs storage cupboard.

**Reception Room (front):** 11'5" x 11'2" (3.49m x 3.40m). Double glazed window.

**Dining Room (rear):** 13'4" x 11'5" (4.07m x 3.49m). Double glazed window.

**Kitchen:** 10'0" x 6'0" (3.06m x 1.80m). Fitted wall and base cupboards and additional storage cupboard. Gas Cooker. Plumbing for washing machine. Sink unit with mixer tap. Double glazed door and windows to garden.

**First Floor:**

**Bedroom 1 (rear):** 13'5" x 11'4" (4.10m x 3.45m). Built-in wardrobes. Double glazed window.

**Bedroom 2 (front):** 11'2" x 10'4" (3.41m x 3.14m). Double glazed window to front.

**Bedroom 3 (front):** 7'8" x 7'3" (2.34m x 2.20m) Double glazed window.

**Bathroom/WC:** 7'9" x 6'1" (2.36m x 1.85m). Storage cupboard. Double glazed window to rear. Bath with shower attachment. Low level WC. Pedestal wash hand basin.

**External Features:** Off street parking to front, rear garden mainly laid to lawn.

**Council Tax:** Band D.

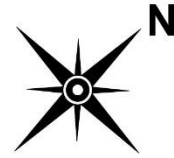
**PRICE:** **£499,950** **FREEHOLD**

**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.

**DAWPOOL ROAD, LONDON, NW2 7JY (CONTINUED)**



**DAWPOOL ROAD, LONDON, NW2 7JY (CONTINUED)****DAWPOOL ROAD  
LONDON NW2****GROUND FLOOR****FIRST FLOOR****APPROX. GROSS INTERNAL FLOOR AREA 895.34 SQ. FT / 83.18 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".