

## **THE CRESCENT, (OFF DOLLIS HILL LANE), NW2 6HA**



EPC Rating: D

We are delighted to bring to the market a property which has not been for sale in many decades and is an end terrace 1930's built three storey house with land to the side of the property with potential for a two storey extension.

The property is priced to sell and viewing is highly recommended and the property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Semi basement
- South easterly facing rear garden
- Desirable residential location
- Recently appointed bathroom
- Gross internal floor area of 1,647 sq ft (153 sq m) approximately
- The property is located within a mile maximum radius of the recently opened Brent Cross West Station with over ground trains into Kings Cross and Farringdon in approximately 15 to 20 minutes respectively.
- Local buses can be found within a few yards at Dollis Hill Lane
- Brent Cross Shopping complex is approximately 2 miles

**PRICE: ..... £750,000.....FREEHOLD**

**THE CRESCENT, LONDON, NW2 6HA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Door to basement.

**Lounge (front):** 14'5" x 13'10" (4.39m x 4.22m). Laminated flooring. Feature fireplace. Double glazed window.

**Dining Room (rear):** 13'6" x 10'11" (4.11m x 3.34m). Laminated flooring. Feature fireplace. Double glazed window.

**Kitchen:** 9'8" x 8'11" (2.94m x 2.71m). Laminated tile effect flooring. Recess for fridge/freezer. Built-in electric hob with extractor hood above and oven below. Fitted matching wall cupboards and base cabinets with work surfaces above. Stainless steel sink unit.

**First Floor:**

**Bedroom 1 (front):** 14'0" x 12'0" (3.98m x 3.64m). Double glazed bay window. Feature fireplace. Laminated wood flooring.

**Bedroom 2 (rear):** 13'1" x 12'0" (3.98m x 3.64m). Laminated flooring. Built-in cupboard. Double glazed window.

**Bedroom 3 (front):** 8'10" x 8'6" (2.70m x 2.58m). Laminated flooring. Double glazed window.

**Bathroom/WC:** 8'10" x 8'9" (2.70m x 2.66m). Sculptured bath with mixer tap. Separate double width walk-in shower cubicle. Vanity wash hand basin with mixer tap. Low level WC with concealed cistern. Double glazed window.

**Basement:**

**Utility Room:** 9'8" x 9'1" (2.95m x 2.76m). Plumbing for washing machine. Sink unit. Door to garden.

**Room (rear):** 13'5" x 10'11" (4.10m x 3.34m). Double glazed window overlooking rear garden.

**Room (front):** (No natural light) 14'2" x 13'7" (4.33m x 4.13m). Gas boiler.

**External Features:** Side and rear gardens with potential to extend the property to both the side and rear (STPP).

**Council Tax:** Band E.

**PRICE: £750,000 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.

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LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1647.20 SQ. FT / 153.03 SQ. M**

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