

ILEX ROAD, LONDON, NW10 9NX



EPC Rating: D

We are pleased to be able to offer for sale as sole agents this recently redecorated and recarpeted centre terrace Victorian built house offering ideal first time buyer accommodation and being in ready to move into condition. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 936 sq ft (87 sq m) approximately
- The property is located within a few yards of multiple shopping and bus services at Church Road with the nearest Stations being Neasden or Dollis Hill (Jubilee Line)

PRICE: £599,950.....FREEHOLD

ILEX ROAD, LONDON, NW10 9NX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 13'10" x 10'2" (4.21m x 3.10m). Double glazed bay window.

Dining Room (rear): 11'6" x 8'6" (3.50m x 2.58m). Double glazed window.

Kitchen/Diner: 14'1" x 9'1" (4.30m x 2.77m). Fitted with matching wall cabinets and base cabinets with work surfaces above and tiled surrounds. Downlights to ceiling. Built-in electric hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Cupboard with gas boiler. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 14'1" x 11'7" (4.28m x 3.52m). Double glazed window.

Bedroom 2 (middle): 11'6" x 8'5" (3.50m x 2.56m). Double glazed window.

Bedroom 3 (rear): 10'4" x 9'1" (3.16m x 2.77m). Double glazed window.

Shower Room/WC: 5'6" x 5'5" (1.68m x 1.66m).

External Features: Front and rear gardens.

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.

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LONDON NW10**



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".