

## **BALNACRAIG AVENUE, LONDON, NW10 1TH**



EPC Rating: C

We are delighted to bring to the market for sale this beautifully presented “must see” extended centre terrace 1930’s built house in this popular residential no through road being parallel to Ballogie Avenue.

Only an internal viewing of the property will allow a potential purchaser to appreciate the space and facilities on offer.

The property is located within a quarter of a mile approximately of Neasden (Jubilee Line) Tube Station with local shops and bus services being available within a few hundred yards at Neasden. Benefits include:-

- Gas central heating
- Double glazed windows
- Open plan spacious ground floor accommodation
- Ground floor guest cloakroom
- Kitchen/diner extension
- Four bedrooms
- Two bathrooms
- Space for parking three to four vehicles in the driveway
- Outbuilding to rear garden
- Gross internal floor area of 1,661 sq ft (154 sq m) approximately

**PRICE: .....Offers in the region of £750,000.....FREEHOLD**

**BALNACRAIG AVENUE, LONDON, NW10 1TH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Open plan with:

**Spacious Living Area:** 27'9" x 18'10" (8.45m x 5.73m). Double glazed bay window to front room. Wood flooring. Downlights to ceiling.

**Guest WC:** Low level WC. Wash hand basin. Ceramic tiled flooring.

**Spacious Kitchen/Diner Extension:** 17'2" x 15'3" (5.23m x 4.64m). Roof windows. Downlights to ceiling. Centre island breakfast bar with storage below. Built-in fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Ceramic tiled flooring. Plumbed for washing machine. Double glazed door to garden. Extractor hood over cooker. Double glazed window overlooking rear garden. Integrated dishwasher.

**First Floor:**

**Bedroom 1 (front):** 15'4" x 11'3" (4.67m x 3.43m). Double glazed bay window. Tiled flooring.

**Bedroom 2 (rear):** 12'6" x 10'11" (3.80m x 3.32m). Double glazed window. Wood flooring.

**Bedroom 3 (front):** 10'7" x 7'0" (3.23m x 2.13m). Double glazed bay window. Wood flooring.

**Bathroom/WC:** 7'7" x 6'7" (2.30m x 2.00m) Fully tiled walls and floor. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Corner bath with mixer tap and hand shower. Double glazed window to side and rear.

**Second Floor (loft conversion):**

**Bedroom 4:** 20'3" x 18'1" (6.16m x 5.50m). Under eaves storage cupboards.

**Ensuite Shower Room/WC:** Double width walk-in shower. Low level WC. Wash hand basin. Tiling to floor and walls. Double glazed window.

**External features:** Off street parking to front garden for three to four vehicles approximately. Rear garden with part patio, part lawn and summer house with electricity supply.

**PRICE: Offers in the region of £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.

**BALNACRAIG AVENUE, LONDON, NW10 1TH (CONTINUED)**



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LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1660.76 SQ. FT / 154.29 SQ. M

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