

BALLOGIE AVENUE, LONDON, NW10 1SU



EPC Rating: D

Presenting for sale an end of terrace 1930's built two storey house and situated in this popular residential road off Dog Lane and situated within a few hundred yards of Neasden (Jubilee Line) Tube Station.

Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Large rear garden
- Off street parking to front of property for one vehicle
- The property is located within a few hundred yards of multiple shopping and bus services at Neasden
- Gross internal floor area of 995 sq ft (92 sq m) approximately

PRICE:£599,950.....FREEHOLD

BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to

Entrance Hall: Wood laminate flooring. Two understairs cupboards, one housing a gas boiler.

Lounge (front): 15'1" x 12'6" (4.61m x 3.80m). Wood laminate flooring. Double glazed bay window.

Room (rear): 12'4" x 11'0" (3.77m x 3.35). Double glazed patio doors to rear garden. Wood laminated flooring.

Kitchen: 8'10" x 7'6" (2.68m x 2.28m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Plumbing for washing machine. Gas cooker point. Space for fridge/freezer. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 15'6" x 11'8" (4.73m x 3.55m). Built-in wardrobes. Wood laminate flooring. Double glazed bay window.

Bedroom 2 (rear): 12'3" x 11'0" (3.73m x 3.34m). Built-in wardrobes. Double glazed window. Wood laminate flooring.

Bedroom 3 (front): 10'8" x 7'0" (3.25m x 2.13m). Double glazed Oriel window. Wood laminate flooring.

Bathroom/WC: 7'9" x 6'4" (2.37m x 1.92m). Panelled bath and pedestal wash hand basin. Separate shower cubicle. Fully tiled walls and flooring. Heated towel rail.

Separate WC: Low level WC. Fully tiled walls and flooring.

Landing: Hatch to loft space (not inspected)

External Features: Off street parking to the front of the house for one vehicle. Rear garden some 70' in length.

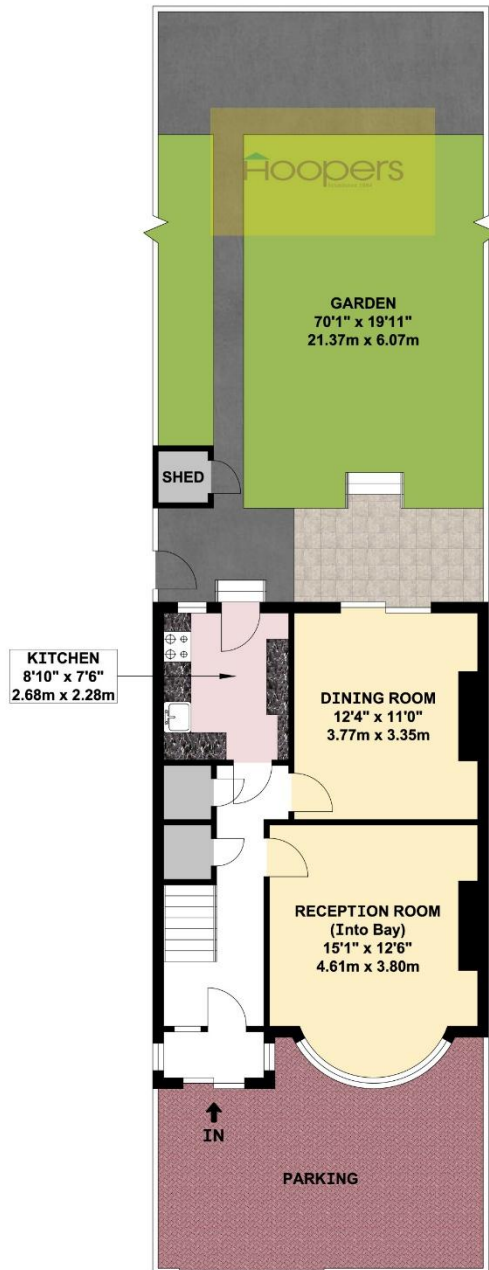
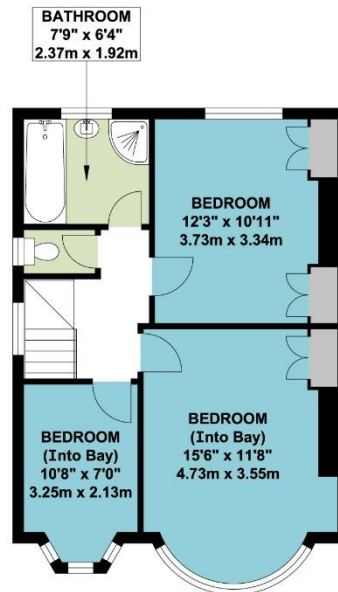
Council Tax: Band E.

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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.

BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)

BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)**BALLOGIO AVENUE
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 995.44 SQ. FT / 92.48 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".