

AVONDALE AVENUE, NEASDEN, NW2 7PA



EPC Rating: C

We are excited to bring to the market this beautifully presented three bedroom centre terrace house located in the heart of Neasden and being within a few hundred yards of multiple shopping and bus services at Neasden Shopping Centre and with the nearest Station being Neasden (Jubilee Line).

This property must be viewed to appreciate the internal condition of the property which is well above average. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Wood flooring to most rooms
- Detached garage to rear of property
- Gross internal floor area of 936 sq ft (87 sq m) approximately

PRICE: £650,000.....FREEHOLD

AVONDALE AVENUE, NEASDEN, NW2 7PA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboard. Wood flooring. French glazed doors to:

Through Lounge: 27'10" x 11'1" (8.48m x 3.37m). Wood flooring. Double glazed bay window to front and double glazed patio doors from rear to garden.

Kitchen: 11'5" x 7'4" (3.47m x 2.23m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds with work surface lighting. Built-in hob with oven below and extractor hood above hob. Single drainer sink unit with mixer tap. Integrated dishwasher and washing machine. Tiled flooring. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 15'0" x 10'10" (4.56m x 3.31m). Built-in wardrobes. Wood flooring. Double glazed bay window.

Bedroom 2 (rear): 12'10" x 9'10" (3.90m x 3.00m). Built-in wardrobes. Wood flooring. Double glazed bay window.

Bedroom 3 (front): 9'1" x 6'5" (2.77m x 1.96m). Double glazed window. Wood flooring.

Bathroom: 7'8" x 4'9" (2.33m x 1.44m). Panelled bath with shower above bath. Vanity wash hand basin with cupboard below. Downlights to ceiling. Fully tiled walls and flooring.

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

External Features: Front and rear gardens, the rear garden having a detached garage (approached via a rear access road) and a covered storage area.

Council Tax: Band E.

PRICE:..... £650,000..... 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 935.70 SQ. FT / 86.93 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".