

REVIEW ROAD, LONDON, NW2 7BE



EPC Rating: D

We are pleased to be able to offer for sale this extended well presented modernised centre terrace 1930's built three bedroom family house and situated in the popular Brent Water area with local schools and bus services being available within a few yards at Crest Road. Benefits include:-

- Gas central heating
- Double glazed windows
- Gross internal floor area of 1,079 sq ft (100 sq m) approximately
- Off street parking
- The nearest Tube Station is Neasden (Jubilee Line)
- Wood laminate flooring to most rooms
- The property is situated within two miles maximum radius of Brent Cross shopping complex with the newly opened Brent Cross West Station (overground trains into Kings Cross in approximately 15 minutes) being approximately 15 minutes walk from the property

PRICE:Offers in the region of £600,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BE (CONTINUED)

The accommodation comprises the following:

Ground Floor:

Entrance Hall: Ceramic tiled flooring. Understairs cupboard.

Through Lounge: 25'2" x 11'9" (7.66m x 3.57). Feature fireplace to front room. Wood flooring. Dado rail. Double glazed patio doors from rear room to:-

TV Room Extension: 15'4" x 11'3" (4.67m x 3.43m). Wood laminate flooring. Double glazed door to garden.

Kitchen: 10'0 x 5.10" (3.02m x 1.78m). Ceramic tiled flooring and partly tiled walls. Wall mounted gas boiler. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine and dishwasher. Single drainer stainless steel sink unit with mixer tap. Built-in wall cupboards and matching base cupboards with work surfaces above.

First Floor:

Bedroom 1 (rear): 13'3" x 11'10" (4.05m x 3.60m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 2 (front): 11'4" x 10'10" (3.45m x 3.31m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 3 (front): 6'9" x 5'9" (2.06m x 1.76m). Wood flooring. Double glazed window.

Shower Room/WC: 8'3" x 6'0" (2.52m x 1.81m). Shower cubicle. Wash hand basin with mixer tap and cupboard below. Low level WC. Ceramic tiling to floor and walls. Double glazed window.

Second Floor (loft conversion):

Bedroom 4: 14'8" x 10'6" (4.47m x 3.20m). Under eaves cupboards. Double glazed Velux windows.

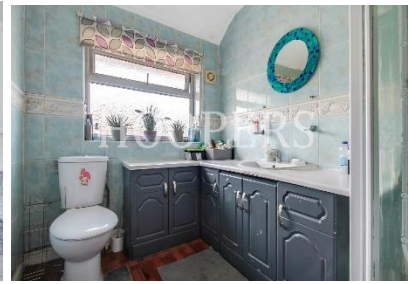
External Features: Off street parking to front garden. Rear garden with paved area and covered decking area. Large outbuilding to rear of garden.

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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

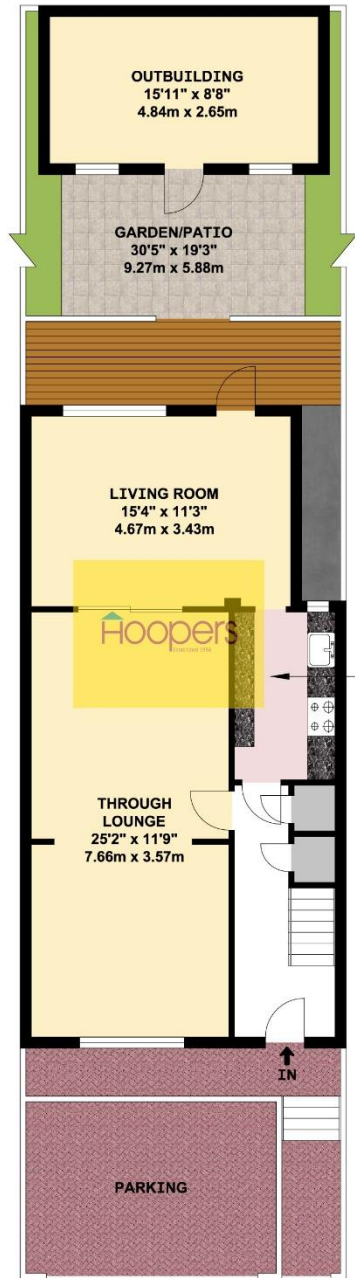
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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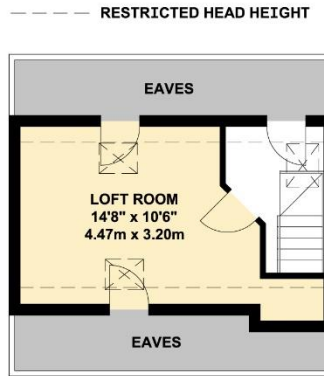


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REVIEW ROAD
LONDON NW2



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1079.40 SQ. FT / 100.28 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1271.54 SQ. FT / 118.13 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".