

REVIEW ROAD, LONDON, NW2 7BE



EPC Rating: C

We are pleased to be able to offer for sale this 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 972 sq ft (90 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 (main line trains into London in approximately 20 minutes) being within a mile radius approximately

PRICE: £575,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Through Lounge: 25'7" x 11'6" (7.8m x 3.5m). Double glazed window to front room. Double glazed patio doors from rear room to garden.

Kitchen: 10'7" x 5'10" (3.2m x 1.8m). Fitted with a range of wall mounted cupboards and matching base cabinets with worktops above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Ceramic tiled flooring. Double glazed door to rear garden.

First Floor:

Bedroom 1 (rear): 13'3" x 11'9" (4.0m x 3.6m). Double glazed window.

Bedroom 2 (front): 11'3" x 10'7" (3.4m x 3.2m). Double glazed window.

Bedroom 3 (front): 8'0" x 7'2" (2.4m x 2.2m). Double glazed window.

Wet Room/WC: 7'9" x 6'0" (2.4m x 1.8m). Open shower. Low level WC. Wash hand basin. Fully tiled walls. Non-slip flooring. Double glazed window.

External features: Front and rear gardens, the rear garden measuring some 31' approximately in length.

PRICE: £575,000 FREEHOLD

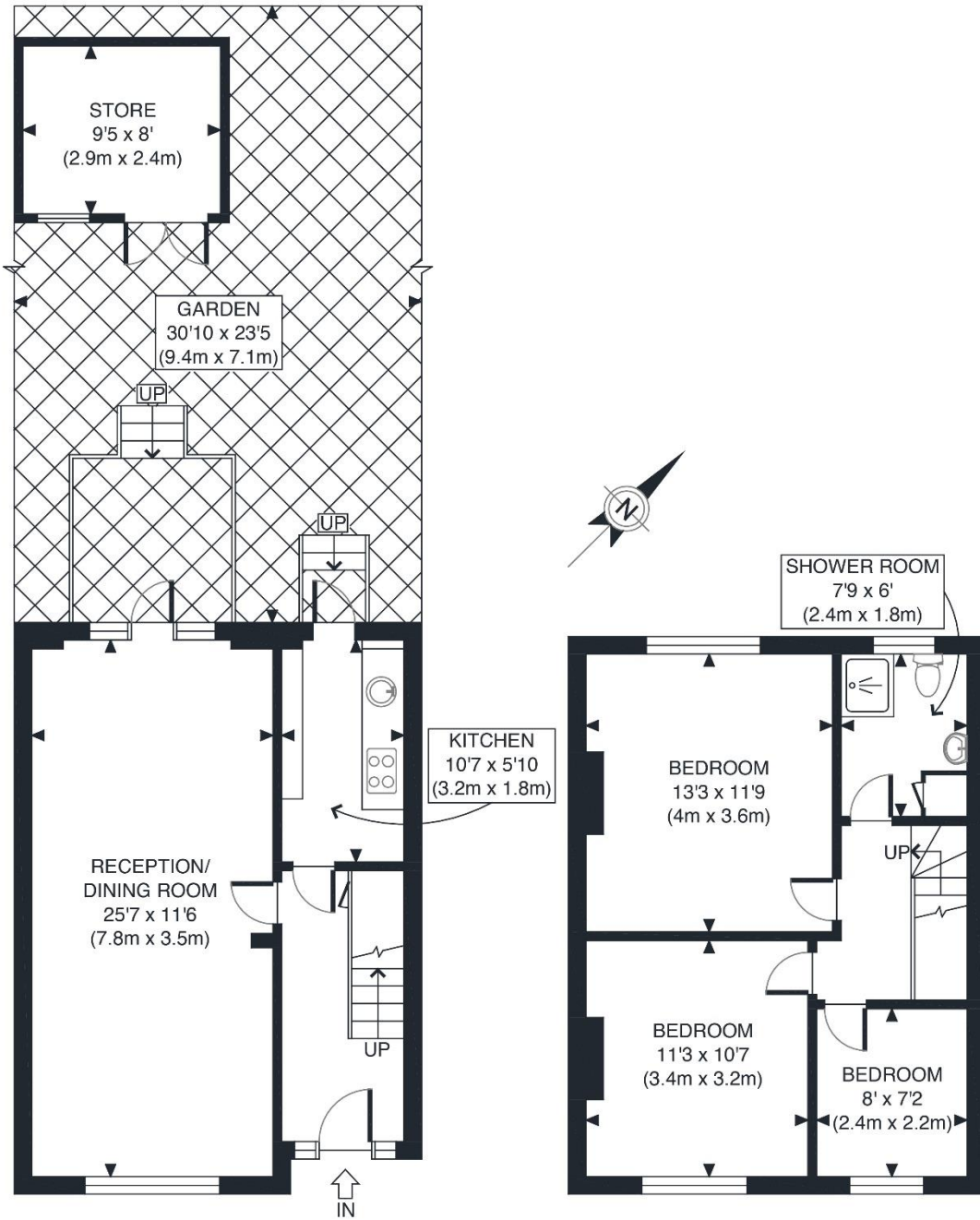
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

REVIEW ROAD, LONDON, NW2 7BE (CONTINUED)



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 453 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA WITH STORE 972 SQ FT / 90 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE 897 SQ FT / 83 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Review Road</p>
	<p>date 15/01/24</p>
	<p>photoplan </p>