

## **WARREN ROAD, LONDON, NW2 7LJ**



EPC Rating: C

We are delighted to bring to the market this beautifully presented centre terrace three bedroom family house offering ready to move into accommodation and situated in the ever popular Brentwater Area.

Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- South facing rear garden
- Gross internal floor area of 904 sq ft (84 sq m) approximately
- The property is located within a few hundred yards of local schools and bus services at Crest Road.
- Brent Cross shopping complex is approximately 2 to 3 miles radius
- Brent Cross West Station (with overground trains into London) is approximately 15 minutes walk

**PRICE: .....£599,950.....FREEHOLD**

## **WARREN ROAD, LONDON, NW2 7LJ (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboards.

**Through Lounge:** 25'2" x 11'7" (7.68m x 3.54m). Wood flooring. Double glazed window.

**Kitchen:** 10'1" x 6'8" (3.07m x 2.03m). Fitted with a range of high gloss finish white wall mounted cabinets and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Fully tiled walls. Built-in hob with extractor hood above and oven below. Plumbing for washing machine.

### **First Floor**

**Bedroom 1 (rear):** 13'5" x 11'6" (4.10m x 3.51m). Built-in wardrobes, some mirror fronted. Double glazed window.

**Bedroom 2 (front):** 11'4" x 10'4" (3.45m x 3.14m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 7'9" x 7'0" (2.37m x 2.14m). Double glazed window. Built-in wardrobes.

**Bathroom/WC:** 8'0" x 6'1" (2.43m x 1.85m). Panelled bath with mixer tap and shower above. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Fully tiled walls and flooring. Downlights to ceiling. Heated towel rail.

**External Features:** Off street parking to front garden for 1 vehicle. Rear garden having a southerly aspect measuring some 46' in length with outbuilding with electricity supply.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£599,950</u></b>	<b><u>FREEHOLD</u></b>
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### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.



**WARREN ROAD, LONDON, NW2 7LJ (CONTINUED)**

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WARREN ROAD  
LONDON NW2



APPROX. GROSS INTERNAL FLOOR AREA 904.16 SQ. FT / 84.00 SQ. M  
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1029.78 SQ. FT / 95.67 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".