

LEWIS CRESCENT, LONDON, NW10 0NS



EPC Rating: D

A 1930's built semi-detached property with garage to the side situated close to Brent Park complex and offered with no upper chain.

- Three bedrooms
- Through lounge
- Gas central heating
- Double glazed windows
- Front and rear gardens
- Chain free sale
- Separate side garage
- Gross internal floor area of 981 sq ft (91sq m) approximately
- The property is located within a few hundred yards of Brent Park Tesco superstore, IKEA furniture store and Neasden Swaminarayan Temple
- The nearest stations are Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line)

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PRICE: £585,000.....FREEHOLD

LEWIS CRESCENT, LONDON, NW10 0NS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Double glazed window to side. Understairs storage cupboard.

Through Lounge: 23'3" x 12'10" (8.01m x 3.90m). Double glazed window to front. Double glazed patio doors to garden.

Kitchen: 9'9" x 7'5" (2.96m x 2.27m). Wall and base cupboards. Stainless steel sink unit with mixer tap. Gas cooker. Plumbing for washing machine and dishwasher. Double glazed windows and door to garden.

First Floor:

Bedroom 1 (front): 14'0" x 12'0" (4.27m x 3.65m). Double glazed window.

Bedroom 2 (rear): 12'6 x 12'0" (3.81m x 3.65m). Double glazed window.

Bedroom 3 (front): 8'2" x 7'3" (2.50m x 2.22m). Double glazed window.

Bathroom: 7'2" x 5'9" (2.18m x 1.74m). Fully tiled walls and flooring. Panelled bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap. Heated towel rail. Double glazed window to side.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden mainly laid to lawn. Side pedestrian access. Garage to side. Off street parking.

Council Tax: Band D.

<u>PRICE:</u>	<u>£585,000</u>	<u>FREEHOLD</u>
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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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APPROX. GROSS INTERNAL FLOOR AREA 981.66 SQ. FT / 91.20 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".