

DAWPOOL ROAD, LONDON, NW2 7LB



EPC Rating: C

We are pleased to bring to the market this well presented three bedroom centre terrace house providing ready to move into family accommodation and priced to sell. Benefits include:-

- Gas central heating
- Double glazed windows
- Through lounge
- Fitted kitchen
- Well appointed bathroom
- Front and rear gardens, the rear garden having an outbuilding
- Gross internal floor area of 912 sq ft (85 sq m) approximately
- The property is located within a few hundred yards of bus services and schools at Crest Road with Brent Cross shopping complex being approximately 2 to 3 miles radius
- Brent Cross West Station (overground trains into London) is within 15 minutes walk approximately

PRICE: £575,000.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7LB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboard.

Through Lounge: 25'1" x 11'4" (7.65m x 3.45m). Double glazed patio doors to rear garden. Concealed mood effect lighting to ceiling. Built-in shelving to chimney breast recesses. Double glazed window to front.

Kitchen: 10'0" x 6'10" (3.04m x 2.08m). Fitted matching high gloss finish white wall and base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Concealed ceiling lighting. Double glazed door to garden. Gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Tiled flooring and fully tiled walls.

First Floor:

Bedroom 1 (rear): 13'8" x 11'6" (4.16m x 3.50m). Built-in wardrobes to two walls. Double glazed window.

Bedroom 2 (front): 11'2" x 10'7" (3.41m x 3.23m). Built-in wardrobes to two walls. Double glazed window.

Bedroom 3 (front): 8'0" x 7'0" (2.44m x 2.10m) Double glazed window.

Bathroom/WC: 7'9" x 6'2" (2.37m x 1.88m). Panelled bath with mixer tap and shower above. Vanity wash hand basin with cupboard below and granite worktop surround. Low level WC with concealed cistern. Fully tiled walls and flooring. Double glazed window.

External Features: Front and rear gardens, the rear garden having an outbuilding.

Council Tax: Band D.

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.

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LONDON NW2**

APPROX. GROSS INTERNAL FLOOR AREA 911.91 SQ. FT / 84.72 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1062.50 SQ. FT / 98.71 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".