

REVIEW ROAD, LONDON, NW2 7BD



EPC Rating:

We are pleased to be able to offer for sale this extended and refurbished centre terrace 1930's built house and located in the popular Brentwater Area and benefiting from the following advantages.

- Gas central heating
- Double glazed windows
- Off street parking to front
- Ground floor rear extension providing spacious kitchen/diner
- Two bathrooms
- Four bedrooms
- Ready to move into condition
- The property is located within a few hundred yards of Crest Road schools and bus services
- Gross internal floor area of 1,652 sq ft (151 sq m) approximately
- Brent Cross shopping complex is approximately 2 ½ miles radius
- Chain free sale
- The nearest Station is Neasden (Jubilee Line)

PRICE: £650,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Under-stairs cupboard.

Through Lounge: 25'8" x 11'5" (7m x 8m). Wood flooring. Double glazed window to front. Folding glazed doors to:

Kitchen/Diner Extension: 16'4" x 13'8" (5m x 4.2m). Fitted with a range of grey high gloss finish wall mounted cabinets and matching base cabinets with granite work surfaces above. Stainless steel sink unit. Fitted gas hob with extractor hood above and separate split level oven. Plumbing for washing machine. Double glazed French doors to rear garden.

Shower Room/WC: Low level WC. Wash hand basin with mixer tap. Shower cubicle. Fully ceramic tiled floor and walls.

First Floor:

Bedroom 1 (rear): 13'9" x 11'4" (4.2m x 3.5m). Double glazed window. Built-in wardrobes to one wall. Wood flooring.

Bedroom 2 (front): 11'2" x 10'6" (3.4m x 3.2m). Built-in wardrobes. Double glazed window. Wood flooring.

Bedroom 3 (front): 7'9" x 7'0" (2.4m x 2.21m). Built-in wardrobe. Double glazed window. Wood laminate flooring.

Bathroom/WC: 7'7" x 6'2" (2.3m x 1.9m). Panelled bath with shower screen surround to all sides of bath providing an enclosed shower cabinet. Rain shower above bath plus hand shower. Low level WC with concealed cistern. Wash hand basin with mixer tap. Fully ceramic tiled floor and walls.

Second Floor (loft conversion):

Bedroom 4 (front): 14'9" x 10'4" (4.5m x 3.2m). With Velux windows to roof slopes and under eaves storage cupboards.

External features: Off street parking to front garden. Rear garden some 40' in length mainly paved with covered area. Garden building with electricity supply.

PRICE: £650,000 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.

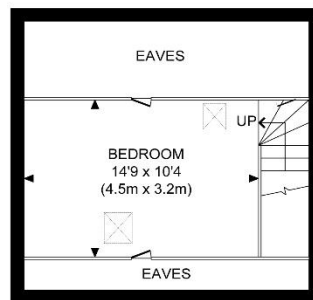
REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)



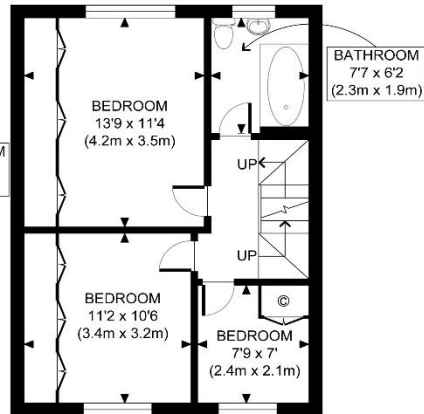
REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 673 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 317 SQ FT
FLOOR AREA WITHOUT EAVES 185 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 454 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1652 SQ FT / 151 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 1312 SQ FT / 122 SQM</p> <p><small>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</small></p>	<p>Review Road</p>
	<p>date 03/08/21</p> <p>photoplan </p>