

## **THE RISE, NEASDEN, LONDON, NW10 0LS**



EPC Rating: C

It is difficult to describe in words just how fantastic this property is and only an internal inspection will allow a buyer to appreciate what has been done to this house and the magnificent ready to move into condition on offer.

This spacious house has been extended to the ground floor rear and loft area providing large family accommodation. Benefits include:-

- Off street parking to front
- Detached double garage to rear of property with electric up and over door
- Four bedrooms (all good sizes)
- Three bathrooms
- Gas central heating
- Double glazed windows
- CCTV
- Alarm system with Ring doorbell
- Water softner
- Underfloor heating to kitchen.
- Gross internal floor area of 1,704 sq ft (158 sq ft) approximately
- The property is located within a few hundred yards of local bus services and shops at Neasden
- The nearest station is Neasden (Jubilee Line)

**PRICE: ..... £725,000.....FREEHOLD**

## **THE RISE, NEASDEN, LONDON, NW10 0LS (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Wood flooring. Downlights to ceiling. Large walk-in cupboard with plumbing for washing machine and space for a dryer.

**Shower Room/WC:** Shower cubicle with screen and rain shower above. Wash hand basin with mixer tap. Low level WC with concealed cistern. Heated towel rail. Fully ceramic tiled floor and walls.

**Lounge (front):** 15'4" x 12'8" (4.68m x 3.87m). Double glazed bay window. Wood flooring. Wired for wall lights. Downlights to ceiling. Ceiling cornice.

**Room (rear):** 12'10" x 11'1" (3.90m x 3.39m). Built-in base cupboards to one wall with glass fronted doors to upper cabinets to one wall. Wood flooring. Downlights to ceiling. Ceiling cornice. Open plan with:

**Kitchen/Diner Extension:** 18'10" x 8'9" (5.73m x 2.67m). Fitted with an extensive range of built-in wall cupboards and matching base cupboards with work surfaces above and tiled surrounds. Ceramic tiled flooring with underfloor heating. Integrated dishwasher. Built-in hob with oven below and extractor hood above hob (all in stainless steel). Stainless steel sink unit with mixer tap and separate water tap. Downlights to ceiling. Double glazed French doors to rear garden.

### **First Floor:**

**Bedroom 2 (front):** 15'1" x 10'0" (4.60m x 3.04m). Double glazed bay window. Downlights to ceiling. Built-in wardrobes to one wall.

**Bedroom 3 (rear):** 12'8" x 11'9" (3.85m x 3.57m). Built-in wardrobes. Downlights to ceiling. Double glazed window.

**Bedroom 4 (front):** 10'3" x 8'8" (3.12m x 2.63m). Double glazed Oriel window. Understairs storage area. Built-in wardrobes.

**Shower Room/WC:** 7'0" x 5'4" (2.12m x 1.63m). Walk-in shower with rain shower head. Wash hand basin with mixer tap. Low level WC with concealed cistern. Heated towel rail. Fully ceramic tiled walls and flooring.

**Separate WC:** Low level WC. Tiled flooring and walls.

### **Second Floor (loft conversion):**

**Principle Bedroom 1:** 17'9" x 15'5" (5.40m x 4.70m). With double glazed dormer window to rear and Velux windows to front. Built-in wardrobes. Built-in cupboard with megaflo hot water tank. Under eaves storage cupboards. Door to:-

**Ensuite Shower Room/WC:** 8'3" x 6'7" (2.52m x 2.00m). Corner shower. Low level WC. Vanity wash hand basin with drawers below. Fully ceramic tiled walls and flooring. Downlights to ceiling. Heated towel rail.

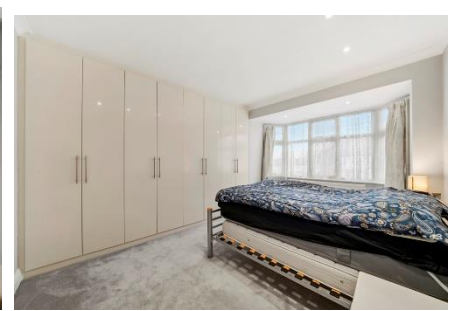
**External features:** Off street parking to front garden for one to two vehicles. Rear garden with Astroturf, shrub borders, decking area and double width garage to rear of property with up and over electric door (accessed via a rear service road).

**Council Tax:** Band D

**PRICE:** £725,000 **FREEHOLD**

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

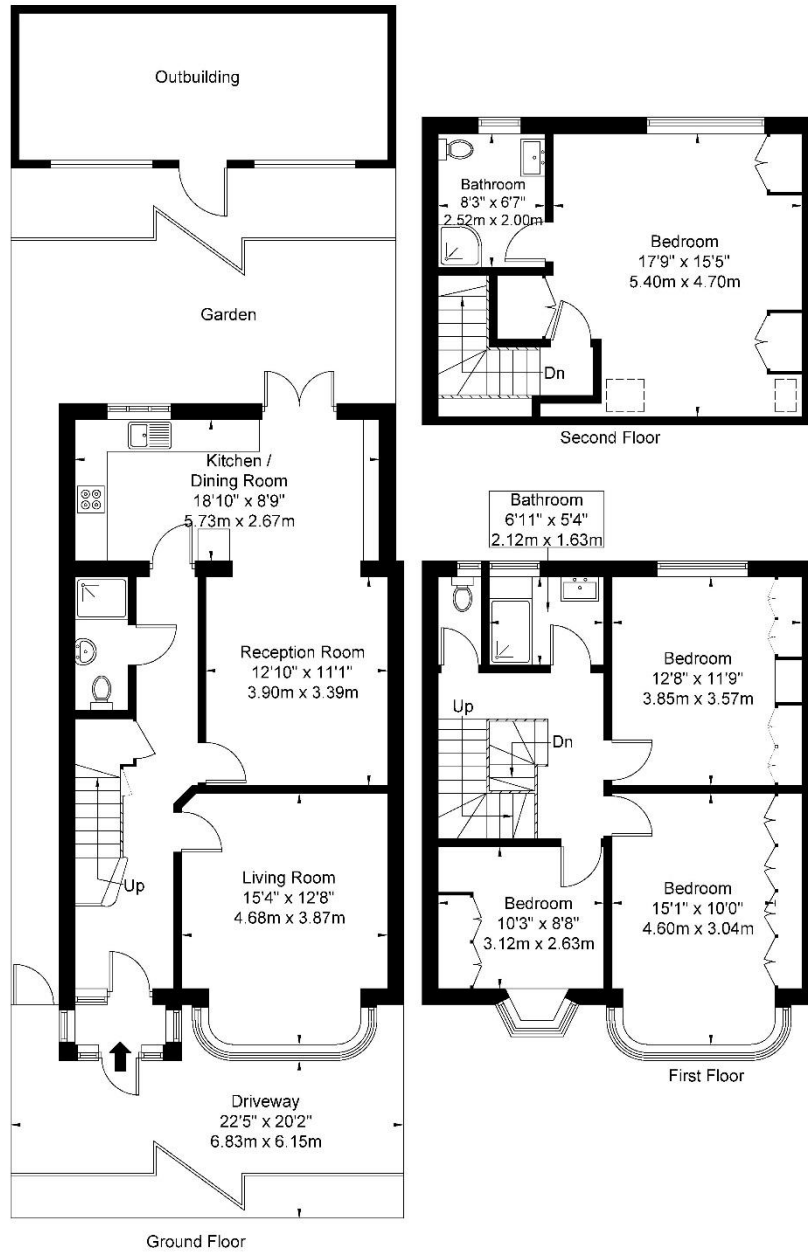
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

**THE RISE, NEASDEN, LONDON, NW10 0LS (CONTINUED)**

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Approx. Gross Internal Area = 158.3 sq m / 1704 sq ft



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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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