

## **WARREN ROAD, NEASDEN, LONDON, NW2 7LH**



EPC Rating: C

We are pleased to bring to the market this centre terrace 1930's built three bedroom house offering ready to move into family accommodation and viewing is highly recommended to appreciate the property.

Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Gross internal floor area of 904 sq ft (84 sq m) approximately
- The property is located within a few hundred yards of local bus services and schools at Crest Road.
- The nearest Stations are Neasden (Jubilee Line) or Brent Cross West (overground trains)
- Brent Cross Shopping complex is approximately 2 miles radius

**PRICE: ..... £530,000.....FREEHOLD**

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

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Through Lounge:** 25'1" x 11'6" (7.64m x 3.50m). Double glazed double aspect windows. Wood flooring.

**Kitchen:** 10'4" x 6'8" (3.15m x 2.03m). Fitted with a range of built-in wall cupboards and matching base cabinets with granite worktops above. Granite tiled flooring. Downlights to ceiling. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Wall mounted gas boiler. Fully tiled walls. Double glazed door to garden.

### **First Floor**

**Bedroom 1 (rear):** 13'8" x 11'7" (4.16m x 3.25m). Double glazed window.

**Bedroom 2 (front):** 11'2" x 10'8" (3.41m x 3.25m). Double glazed window.

**Bedroom 3 (front):** 7'8" x 7'0" (2.33m x 2.13m). Double glazed window.

**Shower Room/WC:** 7'10" x 6'1" (2.40m x 1.85m). Shower corner unit with massage jets. Low level WC. Circular wash hand basin with mixer tap. Fully tiled walls and flooring.

**External features:** Off street parking for one vehicle. Rear garden.

**Council Tax:** Band D.

**PRICE:** **£530,000** **FREEHOLD**

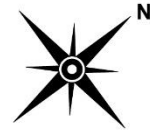
### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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 7LH (CONTINUED)**

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

**WARREN ROAD  
LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 904.16 SQ. FT / 84.00 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".