

REVIEW ROAD, LONDON, NW2 7BD



EPC Rating:

We are excited to bring to the market this beautifully presented centre terrace house benefitting from features not found in every property in the Brentwater Area.

The property is located within a few hundred yards of Crest Road schools and bus services with the nearest Station being Neasden (Jubilee Line). Welsh Harp recreational facilities are within a few hundred yards as are local shops at the Ox & Gate. Benefits include:-

- Smart features including electric blind to front living room window; mood lighting, integrated ceiling speakers all operated by remote control.
- Gas central heating
- Double glazed windows
- Off street parking to front
- Ground floor rear extension providing spacious kitchen/diner
- Two bathrooms
- Storage outbuilding to rear garden
- Ready to move into condition
- Gross internal floor area of 1,044 sq ft (97 sq m) approximately

PRICE:Offers in the region of £600,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Ceramic tiled flooring. Understairs cupboard.

Through Lounge: 25'6" x 11'6" (7.76m x 3.50m). Laminated wood flooring. Electric window blind. Downlights to ceiling. Wall lights, all operated by remote control. Open plan with:

Kitchen/Diner Extension: 16'3" x 8'8" (4.95m x 2.64m). Ceramic tiled flooring. Sink unit. Wall mounted Vaillant combination boiler. Integrated dishwasher. Fitted matching wall cabinets and matching base cabinets with plinth mood lighting with granite worktops above and tiled surrounds. Built-in five ring gas hob with extractor hood above and split level oven with microwave above. Roof window. Granite breakfast bar. Downlights to ceiling. Double glazed French doors to rear garden.

Shower Room/WC: 6'2" x 5'10" (1.87m x 1.78m). Walk-in spacious shower cubicle with rain shower above. Low level WC with integrated cistern. Wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail. Remote control mood lighting.

First Floor:

Bedroom 1 (rear): 13'7" x 11'6" (4.14m x 3.50m). Double glazed window. Built-in wardrobes. Wood laminate flooring.

Bedroom 2 (front): 11'4" x 10'5" (3.46m x 3.17m). Built-in wardrobes and over bed cupboards to opposite wall with recessed mood lighting. Double glazed window.

Bedroom 3 (front): 8'0" x 6'10" (2.42m x 2.08m). Built-in wardrobe. Downlights to ceiling. Double glazed window.

Shower Room/WC: 7'10" x 6'1" (2.38m x 1.86m). Integrated ceiling speakers. Tiled flooring. Uplighting to floor. Downlights to ceiling. Low level WC with concealed cistern. Large walk-in shower cubicle with rain shower above and separate hand shower. Vanity wash hand basin with mixer tap and drawer below. Fully tiled walls. Illuminated bathroom cabinet. Heated towel rail.

External Features: Off street parking to front garden for one vehicle. Rear garden measuring some 51' in length having an outbuilding with electricity supply.

Council Tax: Band D.

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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 1044.09 SQ. FT / 97.00 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOM 1196.19 SQ. FT / 111.13 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".