

BROOK ROAD, LONDON, NW2 7FX



EPC Rating:

We are privileged to be able to offer for sale this newly built four bedroom detached house which must be seen to be appreciated and being newly built is in a ready to move into condition with all modern conveniences. Benefits include:-

- New build warranty
- Detached house
- Chain free sale
- Double glazed windows
- Downlights to ceiling to all rooms
- Four good sized bedrooms
- Two bathrooms (one ensuite)
- Ground floor guest cloakroom
- Two living rooms
- Spacious Kitchen/Diner
- Utility room
- Boiler room
- Video entry system
- Cat 6 cabling
- Media rack for Sonos speaker system
- Alarm system
- Gross internal floor area of 1,610 sq ft (150 sq m) approximately
- Underfloor heating to the entire ground floor area
- Off street parking via an electric gate for at least two vehicles
- Wrap around gardens
- The property is located within a few hundred yards of local schools and bus services with the nearest Stations being Neasden or Dollis Hill (Jubilee Line)

PRICE: £1,000,000 FREEHOLD

BROOK ROAD, LONDON, NW2 7FX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Ceramic tiled flooring with underfloor heating.

Guest Cloakroom: With WC. Vanity wash hand basin with drawers below. Low level WC with concealed cistern. Tiled flooring.

Boiler Room: With gas boiler, Megaflo hot water tank and communications cabinet. Tiled flooring.

Spacious Kitchen/Diner: 20'2" x 14'4" (6.14m x 4.38m). With bi-folding doors onto rear garden and tiled flooring with underfloor heating. Fully fitted with a range of eye level wall mounted cabinets and matching base cabinets with stone worktops above. Integrated Bosch appliances including dishwasher. Induction five ring hob with extractor hood above and split level oven. Fridge and freezer. Tiled flooring with underfloor heating.

Utility Room: 9'1" x 6'0" (2.76m x 1.84m). Underfloor heating. Stainless steel sink unit with mixer tap and stone worktop. Integrated fridge and freezer, washing machine and dishwasher.

Lounge: 20'0" x 8'9" (6.10m x 2.67m). Underfloor heating. Double glazed window. Downlights to ceiling.

Dining Room (front): 14'4" x 12'8" (4.38m x 3.85m). Downlights to ceiling. Wood flooring.

First Floor:

Bedroom 1 (front): 12'9" x 10'10" (3.88m x 3.30m). Double glazed window.

Ensuite Shower Room/WC: With double width shower cubicle. Low level WC with concealed cistern. Wash hand basin. Heated towel rail.

Bedroom 2 (rear): 10'11" x 10'10" (3.32m x 3.30m). Double glazed window.

Bedroom 3 (rear): 10'11" x 9'9" (3.32m x 2.97m). Double glazed window.

Bedroom 4 (middle): 9'11" x 9'5" (3.02m x 2.88m). Double glazed window.

Bathroom/WC: 9'5" x 6'2" (2.88m x 1.88m). Panelled bath with mixer tap and shower screen with shower above bath. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Built-in cupboard. Heated towel rail.

Landing: With hatch to loft space (not inspected). Built-in shelved cupboard.

External features: Block paved driveway providing off street parking for at least two vehicles approached via electrically operated entrance gate. Wrap around gardens on two levels with patio and lawn.

PRICE: £1,000,000 FREEHOLD

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

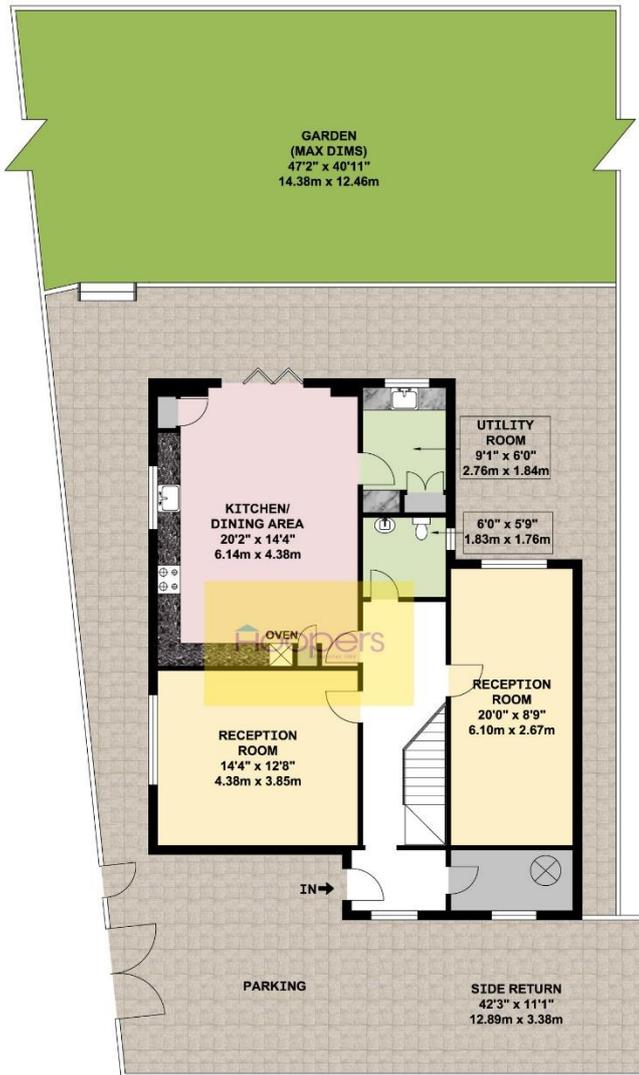
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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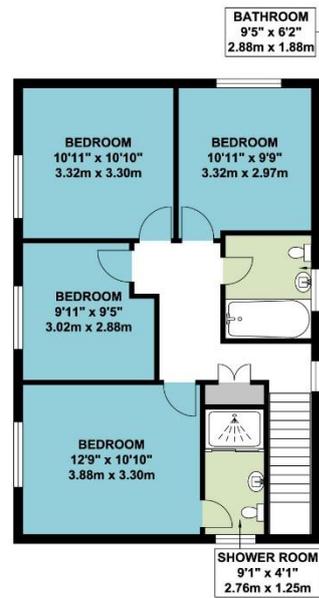


BROOK ROAD, LONDON, NW2 7FX (CONTINUED)

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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1610.49 SQ. FT / 149.62 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".