

## **CREST ROAD, LONDON, NW2 7NA**



EPC Rating: D

A very rare opportunity to purchase an end of terrace corner house situated at the junction of Brook Road and Crest Road and this property has the benefit of a good sized attached garage to the side of the property (approached via its own drive-in).

The property needs updating but the owner is serious to sell and open to sensible offers and this property will afford a potential buyer an opportunity to develop and extend the property to their own taste.

Benefits include:-

- Double glazing
- Gas central heating
- Wider than average size garage (approached via its own drive-in) for additional parking
- Chain free sale
- Corner house
- Gross internal floor area 987 sq ft (92 sq m) approximately
- The property is located within a few yards of Crest Road schools and bus services.
- Three good sized bedrooms
- Brent Cross shopping complex is approximately 2 miles radius
- Brent Cross West Station will be opening in the Autumn of 2023 and will have trains into Farringdon in approximately 15 minutes and the station will be within reasonable walking distance of the property
- Currently the nearest Stations are Neasden and Dollis Hill (Jubilee Line)

**PRICE: ..... £675,000.....FREEHOLD**

**CREST ROAD, LONDON, NW2 NA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:**

**Lounge (rear):** 13'8" x 12'0" (4.2m x 3.6m). Door to understairs cupboard.

**Dining Room (front):** 12'5" x 10'6" (3.8m x 3.2m). Double glazed window.

**Kitchen:** 10'0" x 5'10" (3.1m x 1.8m). Built-in cupboards. Sink unit. Door to garden.

**First Floor:**

**Bedroom 1 (front):** 12'6" x 10'8" (3.8m x 3.3m). Double glazed window.

**Bedroom 2 (rear):** 12'6" x 10'7" (3.8m x 3.2m).

**Bedroom 3 (front):** 8' x 6'11" (2.4m x 2.1m). Double glazed window.

**Bathroom/WC:** 10'7" x 5'3" (3.2m x 1.6m). Panelled bath. Low level WC. Pedestal wash hand basin.

**External Features:** Attached garage to side of property with own drive-in and measuring 17' x 15'9" with additional utility room/workshop to rear measuring 9.7" x 5'9". Front and rear gardens, the front garden providing off street parking. The rear garden measures 52' approximately.

**PRICE: £675,000 FREEHOLD**

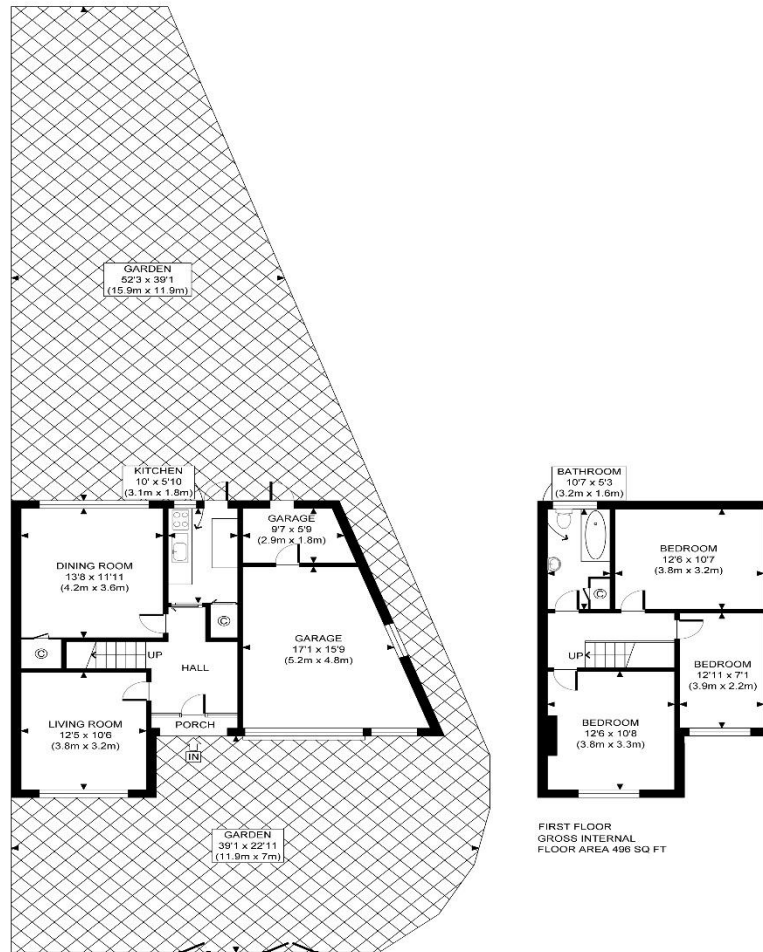
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CREST ROAD, LONDON, NW2 NA (CONTINUED)**



**CREST ROAD, LONDON, NW2 7NA (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 771 SQ FT  
FLOOR AREA WITHOUT GARAGE 491 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 496 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1267 SQ FT / 118 SQM</b>  <b>APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 987 SQ FT / 92 SQM</b>  <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>Crest Road  <small>01.0523</small>  </p>
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