

## **KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT**



EPC Rating: D

We are delighted to bring to the market for the first time in 40 years this extended centre terrace house benefitting the following:-

- Gas central heating
- Double glazed windows
- Two bathrooms
- Ground floor rear extension providing enlarged kitchen/diner
- Loft conversion providing two additional bedrooms with potential for further extension of the loft (STPP)
- Side pedestrian access
- Views over London from Loft conversion
- Off street parking
- Chain free sale
- Local bus services can be found within a few yards at Tanfield Avenue and shops can be found within half a mile at Neasden shopping centre
- The nearest station is Neasden (Jubilee Line)
- Gross internal floor area of 1,413 sq ft (131 sq m) approximately

**PRICE: .....Offers in excess of £650,000.....FREEHOLD**

**KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs cupboard. Wood flooring.

**Shower Room/WC:** Walk-in shower. Low level WC with concealed cistern. Wash hand basin. Tiling to floor and walls.

**Through Lounge:** 26'0" x 12'3" (7.92m x 3.73m). Double glazed bay window to front. Feature fireplace to front room with electric ornamental fire. Downlights to ceiling. Double glazed patio doors to:-

**Kitchen/Diner Extension:** 17'5" x 9'1" (5.30m x 2.76m). Built-in gas hob. Single drainer sink unit with mixer tap. Plumbing for washing machine. Built-in matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Double glazed door to garden. Downlights to ceiling.

**First Floor:**

**Bedroom 1 (front):** 14'7" x 13'2" (4.45m x 4.02m). Double glazed bay window. Wood flooring.

**Bedroom 2 (rear):** 12'3" x 10'10" (3.73m x 3.31m). Double glazed window.

**Bedroom 3 (front):** 7'4" x 7'1" (2.23m x 2.17m). Double glazed window.

**Large Bathroom/WC:** 7'8" x 7'0" (2.34m x 2.13m). Jacuzzi bath with centre mixer tap and hand shower. Ceramic tiled flooring. Low level WC. Circular wash hand basin with mixer tap. Storage cupboard. Double glazed window.

**Second Floor: (Loft conversion):**

**Bedroom 4:** 16'6" x 9'10" (5.02m x 3.00m). Double glazed dormer window.

**Bedroom 5:** 11'3" x 9'9" (3.42m x 2.98m). Double glazed dormer window.

**External Features:** Off street parking to front garden. Side pedestrian access. Rear garden some 51' long approximately with garden storage building.

**Council Tax:** Band E.

**PRICE: Offers in excess of £650,000 FREEHOLD**

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

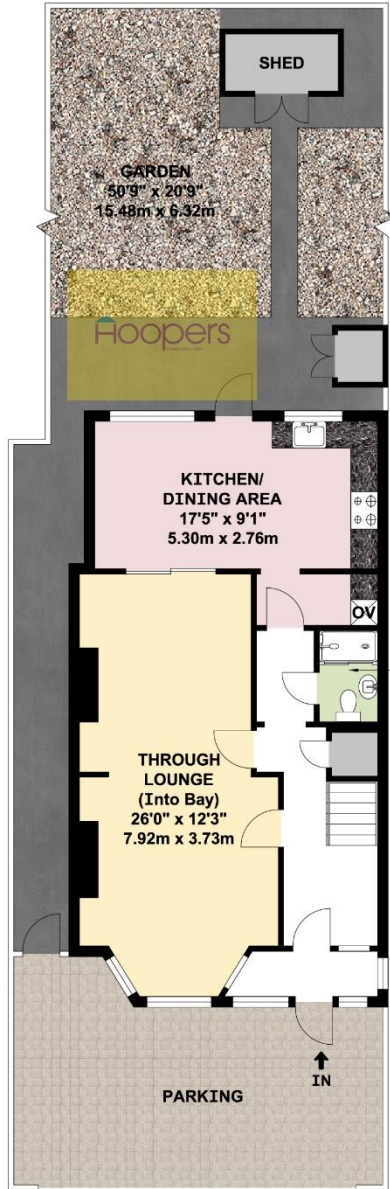
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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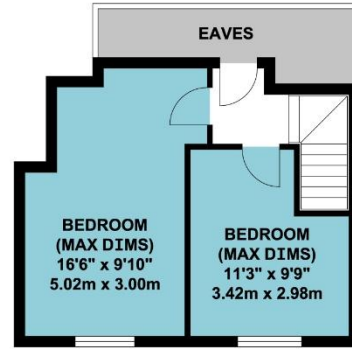


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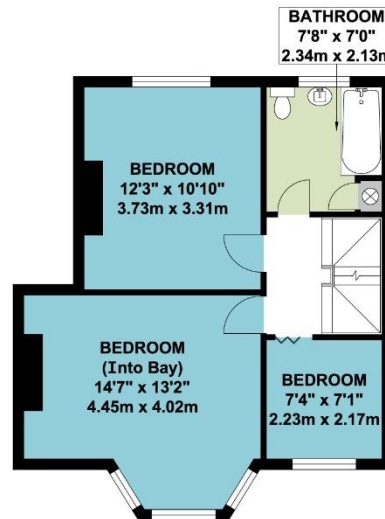
**KENWYN DRIVE  
LONDON NW2**



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1412.97 SQ. FT / 131.27 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".