

DAWPOOL ROAD, LONDON, NW2 7LA



EPC Rating: C

Presenting for sale a three bedroom centre terrace 1930's built house and situated in the popular Brentwater area and therefore located within a few yards of local schools and bus services at Crest Road with the nearest Stations being Neasden (Jubilee Line) or Brent Cross West (overground trains) to Kings Cross and Farringdon within approximately 15 to 20 minutes respectively.

The property is offered for sale chain free and although the house requires some updating the sellers are serious to sell and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- South facing rear garden some 51' in length
- Gross internal floor area of 898 sq ft (83 sq m) approximately
- Chain free sale
- Local shopping facilities can be found at the junction of Coles Green Road with Crest Road within a few hundred yards and Brent Cross shopping complex is approximately 2 miles radius

PRICE: £575,000.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7LA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 13'7" x 11'5" (4.13m x 3.48m). Double glazed window.

Dining Room (front): 11'6" x 11'3" (3.51m x 3.42m). Double glazed window.

Kitchen: 10'0" x 6'0" (3.07m x 1.83m). Built-in larder cupboard. Built-in wall cupboards. Base cupboards. Tiling to walls and flooring. Sink unit. Plumbed for washing machine. Gas cooker point. Door to garden.

First Floor:

Bedroom 1 (rear): 13'7" x 11'5" (4.15m x 3.47m). Double glazed window.

Bedroom 2 (front): 11'3" x 10'6" (3.43m x 3.20m). Double glazed window.

Bedroom 3 (front): 8'0" x 7'0" (2.43m x 2.11m). Double glazed window.

Shower Room/WC: 8'0" x 6'1" (2.43m x 1.84m). Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail.

External Features: South facing rear garden approximately 50' in length.

Council Tax: Band D.

PRICE: **£575,000** **FREEHOLD**

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

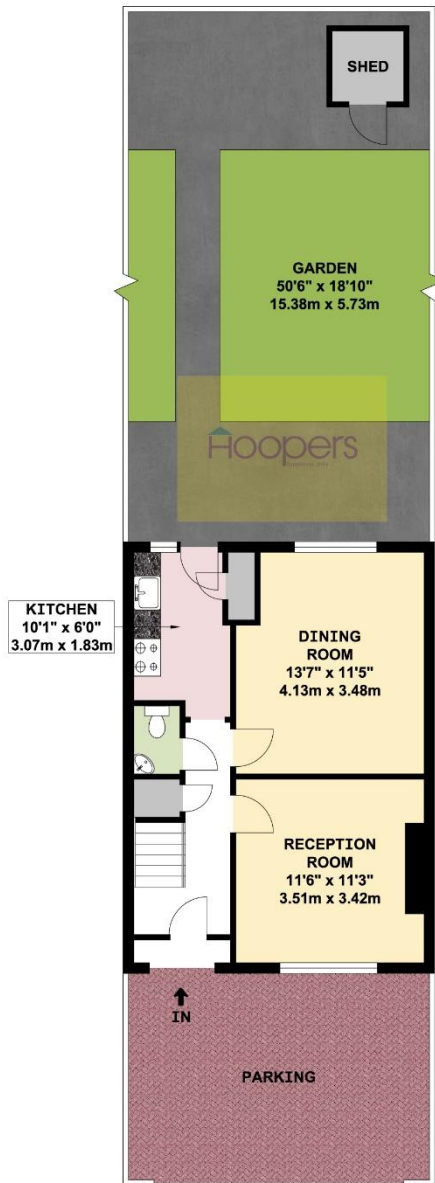
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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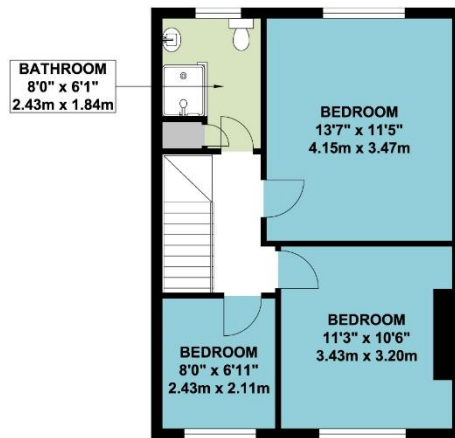


DAWPOOL ROAD, LONDON, NW2 7LA (CONTINUED)

**DAWPOOL ROAD
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 897.71 SQ. FT / 83.40 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".