

NORTH CIRCULAR ROAD, LONDON, NW2 7QJ



EPC Rating: E

We are pleased to be able to bring to the market this centre terrace 1930's built three bedroom house with bay window frontage and offered for sale chain free. Benefits include:

- Gas central heating
- Double glazed windows
- Chain free sale
- South facing rear garden
- Views over Welsh Harp Reservoir and parkland from the front of the property
- Gross internal floor area of 926 sq ft (86 sq m) approximately
- The property is situated close to the junction with Kenwyn Drive and is therefore within a few yards of Neasden Shopping Centre, multiple shopping and bus services
- The nearest Station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 miles radius

PRICE: £495,000.....FREEHOLD

NORTH CIRCULAR ROAD, LONDON, NW2 7QJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboard.

Through Lounge (front): 25'2" x 12'0" (7.67m x 3.62m). Double and secondary glazing to front room. The rear room having access to the garden.

Kitchen: 11'5" x 7'3" (3.47m x 2.20m). Fitted with wall and base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Plumbing for washing machine. Built-in gas hob with oven below.

First Floor:

Bedroom 1 (front): 14'2" x 13'0" (4.31m x 3.96m). Double and secondary glazing. View over Welsh Harp Reservoir.

Bedroom 2 (rear): 12'2" x 10'4" (3.72m x 3.16m). Double glazed window.

Bedroom 3 (front): 7'3" x 7'3" (2.22m x 2.22m). Double and secondary glazed windows. View over Welsh Harp Reservoir.

Bathroom: 7'7" x 4'4" (2.32m x 1.32m). Wash hand basin. Panelled bath. Cupboard with hot water tank.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden having a southerly aspect.

Council Tax: Band D.

PRICE: £495,000 FREEHOLD

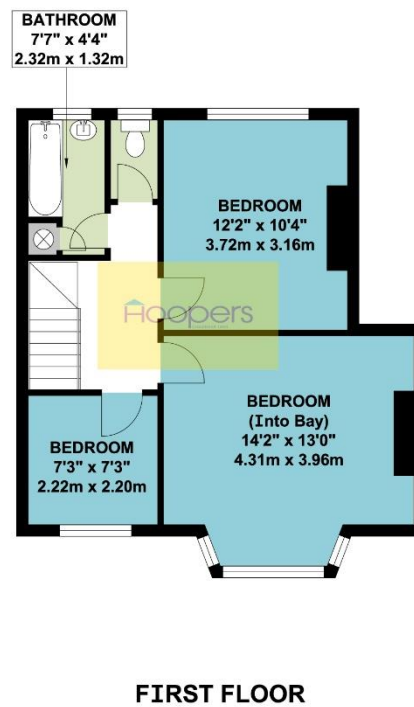
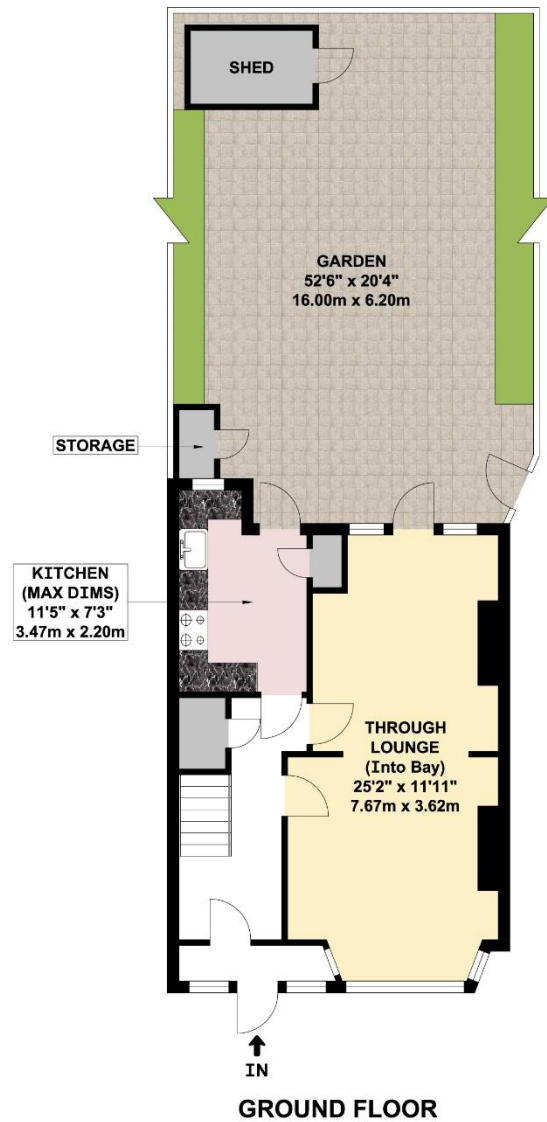
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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APPROX. GROSS INTERNAL FLOOR AREA 926.44 SQ. FT / 86.07 SQ. M

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FLOOR PLANS ARE NOT DONE TO "SCALE".