

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



EPC Rating:

We are delighted to bring to the market for sale this lovely extended corner house located at the junction of Alder Grove and Crest Road. The property has charming wrap around front, side and rear garden and a detached garage to the rear of the property approached via its own drive-in (accessed from Alder Grove).

Benefits include:-

- Double glazed windows
- Gas central heating
- Ground floor rear extension providing kitchen/diner
- Ground floor utility room/study (former kitchen)
- Land to the side of the property with potential for further expansion of the house (STPP)
- Gross internal floor area 1,195 sq ft (111 sq m) approximately
- Loft room
- South facing rear garden
- Detached garage to rear of property approached via its own drive-in (accessed from Alder Grove)
- The property is located with a few yards of local bus services and shops with Brent Cross Shopping complex being approximately 2 miles radius.
- Recently opened Brent Cross West Station with overground trains into Farringdon in approximately 20 minutes is within ten minutes walk approximately

**PRICE: .....£725,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Marble tiled flooring. Additional door to side entrance.

**Guest Cloakroom:** WC and wash hand basin. Tiling to floor and walls.

**Lounge (front):** 14'5" x 11'5" (4'40" x 3.48m). Double glazed bay window.

**Reception 2 (rear):** 13'11" x 11'2" (4.25m x 3.40m). Open plan with:-

**Kitchen/Diner Extension:** 17'0" x 11'9" (5.17m x 3.57m). Double glazed patio doors to rear garden. Country style beamed ceiling and walls. Fitted with a range of built-in wall cupboards and matching base cabinets with work surfaces above. Built-in stainless steel extractor hood. Wall mounted gas boiler. Single drainer stainless steel sink unit. Plumbing for dishwasher. Downlights to ceiling.

**Utility Room/Study:** 10'7" x 7'1" (3.23m x 2.15m). Built-in laundry cupboard. Laminated wood flooring. Window to side wall.

**First Floor:**

**Bedroom 1 (front):** 16'10" x 11'3" (5.13m x 3.44m). Double glazed bay window.

**Bedroom 2 (rear):** 12'2" x 11'3" (3.70m x 3.44m). Double glazed window. Built-in mirror fronted wardrobes. Additional storage cupboard. Wood flooring.

**Bedroom 3 (front):** 8'4" x 6'7" (2.55m x 2.01m). Double glazed window.

**Bathroom:** 6'7" x 5'7" (2.01m x 1.70m). Panelled bath with mixer tap and shower attachment above with shower screen. Vanity wash hand basin with mixer tap. Heated towel rail. Ceramic tiling to floor and walls.

**Separate WC:** Partly tiled walls and tiled flooring.

**Staircase from Landing to:**

**Loft Conversion:** 15'8" x 15'7" (4.78m x 4.75m). Providing an additional room.

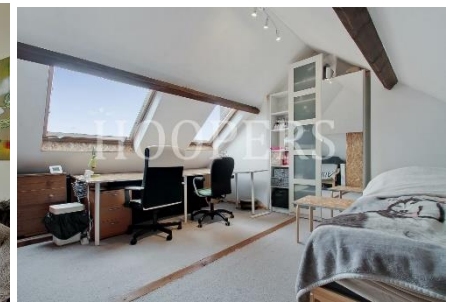
**External Features:** Front, side and rear gardens, the rear garden enjoying a southerly aspect. Detached garage to rear of property approached via its own drive-in (accessed from Alder Grove).

**PRICE:** **£725,000** **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 7LX (CONTINUED)**

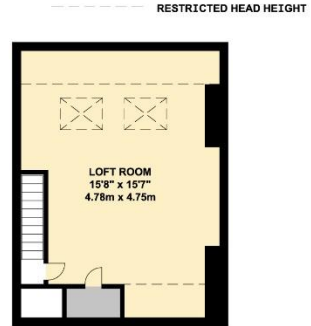


**CREST ROAD, LONDON, NW2 7LX (CONTINUED)**

**CREST ROAD  
LONDON NW2**



**GROUND FLOOR**



**LOFT ROOM**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1195.11 SQ. FT / 111.03 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1521.26 SQ. FT / 141.33 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".