

## **REVIEW ROAD, LONDON, NW2 7BD**



EPC Rating: D

We are pleased to be able to bring to the market this three bedroom centre terrace 1930's built house which is located in the popular Brentwater Area and is offered for sale chain free.

The property is located within a few hundred yards of local bus services and schools at Crest Road with the nearest Stations being Neasden (Jubilee Line) or Brent Cross West (overground trains). Local convenience stores can be found within a few hundred yards at The Ox & Gate with Brent Cross multiple shopping being within 2-3 miles radius approximately. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Off street parking
- Gross internal floor area of 915 sq ft (85 sq m) approximately

**PRICE: ..... £530,000.....FREEHOLD**

**REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboards.

**Lounge (rear):** 13'6" x 11'7" (4.12m x 3.53m). Double glazed window.

**Dining Room (front):** 11'7" x 11'5" (3.53m x 3.47m). Double glazed window.

**Kitchen:** 10'0" x 6'10" (3.04m x 2.08m). Part tiled walls and flooring. Built-in cupboards. Double glazed door to garden. Stainless steel sink unit.

**First Floor:**

**Bedroom 1 (rear):** 13'7" x 11'7" (4.13m x 3.52m). Double glazed window.

**Bedroom 2 (front):** 11'4" x 11'0" (3.45m x 3.32m). Double glazed window.

**Bedroom 3 (front):** 7'10" x 6'9" (2.40m x 2.07m). Double glazed window.

**Bathroom/WC:** 8'0" x 6'2" (2.43m x 1.89m). Tiling to walls. Panelled bath, pedestal wash hand basin and low level WC. Cupboard with hot water tank. Double glazed window.

**External Features:** Off street parking to front garden for one vehicle. Rear garden some 62' in length mainly lawn.

**Council Tax:** Band D.

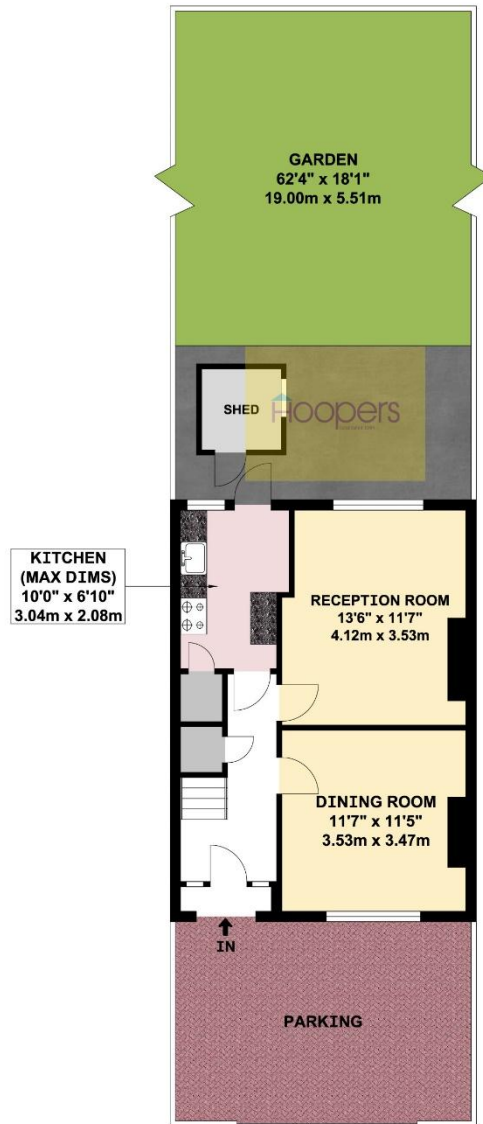
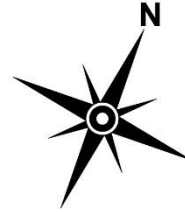
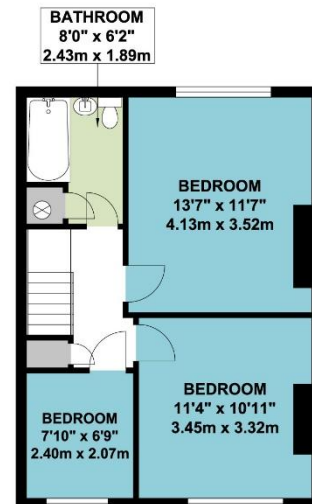
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)**



**REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)****REVIEW ROAD  
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 914.93 SQ. FT / 85.00 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".