

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



EPC Rating: C

We are delighted to bring to the market this fabulous well presented centre terrace 1930's built house. Extended to the loft area to provide **a large principle bedroom with ensuite** and renovated to the rear to create an open plan kitchen/family area.

The property is located in the ever popular Brentwater area between Brent Reservoir and Gladstone Park. The nearest stations are Neasden and Dollis Hill (Jubilee Underground) and Brent Cross West (overground to Kings Cross and Farringdon). Crest Road school and local bus services are just a few hundred yards away, whilst Brent Cross Shopping Centre and the M1 are approximately 2 miles. Benefits include:-

- Gas central heating
- Double glazed windows
- Family room
- 4 bedrooms (3 doubles)
- 2 bathrooms
- Off street parking
- Main bedroom with ensuite shower room
- No restrictions on street parking
- Bamboo hardwood floor throughout
- Network cabling (1Gbps) to each room
- Gross internal floor area of 1,213 sq ft (113 sq m) approximately
- Ready to move into condition with scope to redevelop the garden storage room area

**PRICE: ..... £635,000.....FREEHOLD**

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

The accommodation comprises the following:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard. Wood flooring. Cupboard for plumbing and water softener installation.

**Reception Room (front):** 11'5" x 11'4" (3.48m x 3.45). Wood flooring. Double glazed window.

**Open Plan Family Room (rear) Incorporating Kitchen and rear Reception Room:** 17'11" x 13'5" (5.46m x 4.08m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. One and a half bowl sink unit with mixer tap. Cupboard with gas boiler. Plumbed for dishwasher. Built-in gas hob with extractor hood above and split level double oven. Downlights to ceiling. Hardwood bamboo flooring to kitchen and dining area. Double glazed French doors to rear garden.

**First Floor:**

**Bedroom 1 (rear):** 13'5" x 11'7" (4.08m x 3.54m). Double glazed window.

**Bedroom 2 (front):** 11'4" x 10'6" (3.45m x 3.21m). Double glazed window.

**Bedroom 3 (front):** 8'1" x 7'0" (2.46m x 2.14m). Double glazed window.

**Bathroom/WC:** 8'1" x 5'10" (2.46m x 1.78m). Panelled bath with centre mixer tap and tiled surround. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Ceramic tiled flooring. Double glazed window. Heated towel rail. Extractor fan.

**Second Floor (loft conversion):**

**Bedroom 4:** 16'9" x 13'9" (5.10m x 4.20m). Double glazed dormer window to rear and Velux windows to front. Under eaves storage areas. Downlights to ceiling.

**Ensuite Shower Room/WC:** Shower cubicle, low level WC and wash hand basin with mixer tap. Ceramic tiled flooring. Heated towel rail.

**External Features:** Off street parking to front garden for one vehicle. Rear garden some 43' in length with paved patio, lawn and shrub borders.

**PRICE: £635,000 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.

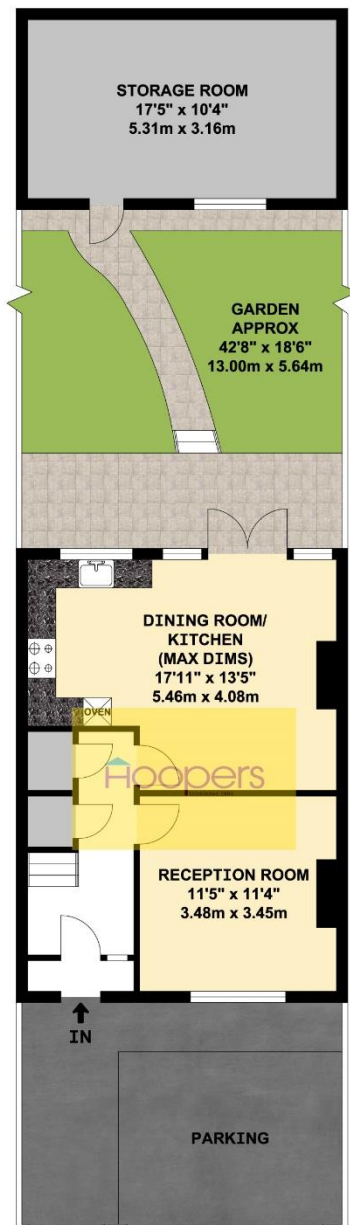
**REVIEW ROAD, LONDON, NW2 7BE (CONTINUED)**

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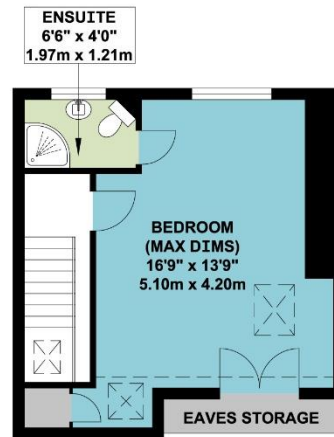
**REVIEW ROAD  
LONDON NW2**



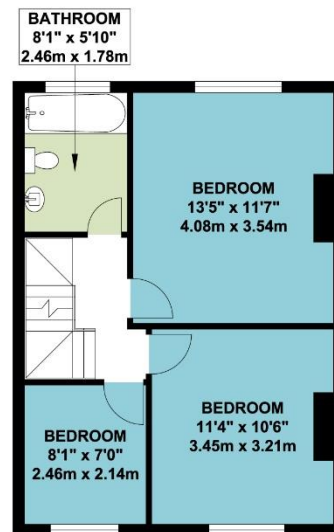
--- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1213.41 SQ. FT / 112.73 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".