

## NUTFIELD ROAD, LONDON, NW2 7EB



EPC Rating: D

We are pleased to be able to bring to the market one of the rare end terrace houses situated in this residential road on the south side of Crest Road and therefore the property is within a few yards of local bus services and schools at Crest Road. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- End terrace house
- Side pedestrian access
- Three good sized bedrooms
- Gross internal floor area of 926 sq ft (86 sq m) approximately
- The property is situated within a few hundred yards of the magnificent 80 acres of Gladstone Park
- Local shops are available at The Ox & Gate with Brent Cross Shopping complex being approximately 2 miles radius
- The nearest Station is Brent Cross West (overground trains) or Neasden or Dollis Hill (Jubilee Line) trains

**PRICE: .....Offers in the region of £550,000..... FREEHOLD**

**NUTFIELD ROAD, LONDON, NW2 7EB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lounge (rear):** 13'0" x 11'10" (3.96m x 3.60m). Double glazed door to garden. Door to understairs cupboard.

**Dining Room (front):** 12'0" x 10'7" (3.62m x 3.22m). Double glazed window. Wood flooring.

**Kitchen:** 9'6" x 5'7" (2.90m x 1.740m). Wall and base cabinets. Ceramic tiled floor and walls. Double glazed door to rear garden. Sink unit. Plumbing for washing machine.

**First Floor:**

**Bedroom 1 (rear):** 12'7" x 10'2" (3.83m x 3.09m). Double glazed window.

**Bedroom 2 (front):** 12'0" x 10'7" (3.62m x 3.22m). Double glazed window.

**Bedroom 3 (front):** 12'7" x 7'0" (3.84m x 2.11m). Double glazed window.

**Wet Room/WC:** 10'2" x 5'1" (3.09m x 1.56m). Open shower. Low level WC. Wash hand basin. Fully tiled walls. Cupboard with hot water tank. Double glazed window.

**Landing:** Hatch to loft space (not inspected).

**External Features:** Side pedestrian access. Front and rear gardens, the rear garden measuring some 53' in length.

**Council Tax:** Band D.

**PRICE: Offers in the region of £550,000 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.

**NUTFIELD ROAD, LONDON, NW2 7EB (CONTINUED)**

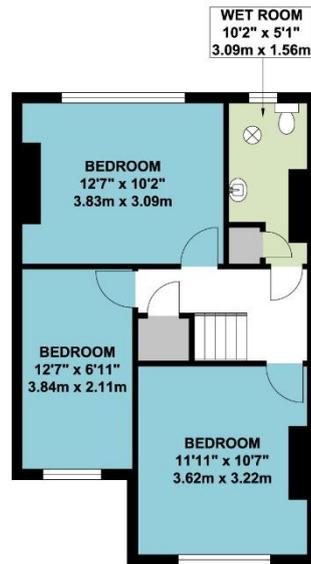


**NUTFIELD ROAD, LONDON, NW2 7EB (CONTINUED)**

**NUTFIELD ROAD  
LONDON NW2**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 925.69 SQ. FT / 86.00 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".