

## **BALLARDS ROAD, LONDON, NW2 7UG**



### **EPC Rating:**

Presenting for sale what we can only describe as one of the best houses we have seen in Ballards Road for many years and the subject property must be seen to be appreciated and it is in ready to move into condition and viewing is highly recommended.

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

- Gas central heating
- Double glazed windows
- Off street parking
- Modern well presented kitchen and bathroom
- Landscaped rear garden
- Gross internal floor area of 899 sq ft (84 sq m) approximately

**PRICE: .....£615,000.....FREEHOLD**

**BALLARDS ROAD, LONDON, NW2 7UG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboards.

**Lounge (rear):** 13'6" x 11'7" (4.12m x 3.53m). Wood flooring. Double glazed window. Feature fireplace with wood burning stove. Wired for wall lights.

**Dining Room (front):** 11'7" x 11'4" (3.53m x 3.45m). Wood flooring. Double glazed window.

**Kitchen:** 9'6" x 6'8" (2.89m x 2.02m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Integrated electric hob with oven below and extractor hood above hob. Built-in breakfast bar. Stainless steel sink unit. Plumbing for washing machine. Wood flooring. Double glazed door to rear garden.

**First Floor:**

**Bedroom 1 (rear):** 13'6" x 11'5" (4.12m x 3.48m). Built-in wardrobes. Double glazed window.

**Bedroom 2 (front):** 11'4" x 10'6" (3.45m x 3.20m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 7'7" x 7'0" (2.31m x 2.12m). Double glazed window.

**Shower Room/WC:** 8'0" x 6'2" (2.44m x 1.88m). Tiled flooring with underfloor heating. Corner shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Airing cupboard with shelving for storage of linen, etc.

**Landing:** Hatch to loft space (not inspected). We understand the boiler is situated in the loft and is a combination boiler installed some two to three years ago.

**External Features:** Off street parking to front garden for one to two vehicles. Well maintained landscaped rear garden with patio, lawn, shrub borders and garden shed.

**Council Tax:** Band D.

**PRICE: £615,000 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.

**BALLARDS ROAD, LONDON, NW2 7UG (CONTINUED)**



**BALLARDS ROAD, LONDON, NW2 7UG (CONTINUED)****BALLARD ROAD  
LONDON NW2**

**APPROX. GROSS INTERNAL FLOOR AREA 899.32 SQ. FT / 83.55 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".