

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



EPC Rating: D

A centre terrace 1930's built extended house and situated in the popular Brentwater Area and therefore located within a few hundred yards of Braintcroft and Crest Academy Schools, local bus services and shops. The nearest Stations are currently Neasden or Dollis Hill (Jubilee Line), however Brent Cross West Station (overground trains into London in approximately 15 minutes) will be opening during 2023 and this Station will be approximately 15 minutes walk from the property for an average person. Benefits include:-

This property would ideally be suited to a larger family as the property currently has five bedrooms and the ground floor front room could be incorporated as a sixth bedroom, alternatively the property would suit buy-to-let purposes.

- Gas central heating
- Double glazed windows
- Ground floor extension providing large kitchen/diner
- Two bathrooms
- 5 bedrooms
- Off street parking to front for two vehicles
- South facing rear garden approximately 50' in length with large outbuilding to rear
- Brent Cross shopping complex is approximate/y 2 miles radius
- Gross internal floor area of 1,355 sq ft (126 sq m) approximately
- Local shops can be found within a few hundred yards at Crest Road

**PRICE: .....£650,000.....FREEHOLD**

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

The accommodation is arranged as follows:

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

**Shower Room:** Low level WC, wash hand basin and shower cubicle.

**Room (front):** 11'8" x 11'3" (3.55m x 3.44m). This room could be used as a sixth bedroom.

**Reception Room (rear):** 13'5" x 11'8" (4.08 x 3.55m). Open plan with:

**Kitchen/Diner Extension:** 16'6" x 11'2" (5.02m x 3.40m). With access to rear garden.

**First Floor:**

**Bedroom 1 (front):** 11'3 x 10'10" (3.43m x 3.30m). Built-in wardrobes. Double glazed window.

**Bedroom 2 (rear):** 11'10" x 8'8" (3.60m x 2.63m). Double glazed window.

**Bedroom 3 (front):** 7'9" x 6'11" (2.35m x 2.11m). Double glazed window.

**Bedroom 4 (rear):** 7'11" x 6'0" (2.42m x 1.84m). Double glazed window.

**Bathroom/WC:** 16'5" x 11'11" (2.40m x 1.36m). Panelled bath. Pedestal wash hand basin. Low level WC. Tiling to floor and walls.

**Staircase to:****Second Floor (loft conversion):**

**Bedroom 5:** 17'11" x 17'2" (5.46m x 5.24m).

**External features:** Off street parking to front garden for two vehicles. Rear garden some 50' in length having a southerly aspect with large outbuilding to rear which could be put to many uses.

**PRICE:** £650,000 **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 7UE (CONTINUED)**



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**BALLARDS ROAD  
LONDON NW2**



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