

ORCHARD TERRACE, MULGRAVE ROAD, LONDON, NW10 1BZ



EPC Rating: C

We are privileged to be able to offer for sale this spacious modern four bedroom end of terrace house which has the unique feature of a fabulous rear garden overlooking Gladstone Park with views over the park from the rear bedrooms on the first floor.

The property is situated in this desirable residential street forming a crescent with Normanby Road and benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Two bathrooms (one ensuite to main bedroom)
- Four bedrooms
- Views over parkland from rear of property
- Alarm system
- Rear garden backing Gladstone Park
- Off street parking
- The nearest Station is Dollis Hill (Jubilee Line)
- Chain free sale
- Gross internal floor area of 1,330 sq ft (124 sq m) approximately

PRICE:£850,000.....FREEHOLD

ORCHARD TERRACE, MULGRAVE ROAD, LONDON, NW10 1BZ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs recess area.

Guest WC: Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Partly tiled walls. Ceramic tiled flooring. Heated towel rail.

Two Inter-communicating Reception Rooms: 18'6" x 10'2" (5.65m x 3.10m) and 14'6" x 8'11" (4.42m x 2.73m). With doors to divide into 2 rooms if required. Wood flooring. Downlights to ceiling. Window blinds to front room. Double glazed French doors from rear room to garden. The rear reception room is intercommunicating via folding doors with:-

Kitchen: 14'6" x 7'0" (4.42m x 2.14m). Granite worktops and tiled surrounds. Built-in white high gloss finish cabinets and matching base cabinets. Built-in five ring gas hob with oven below and extractor hood above hob. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Double glazed window overlooking rear garden.

First Floor:

Bedroom 1 (front): 14'4" x 9'10" (4.37m x 3.00m). Double glazed bay window. Extensive range of built-in wardrobes to one wall. Door to:

En-suite Shower Room/WC: Pedestal wash hand basin with mixer tap. Shower cubicle. Tiled flooring and walls. Downlights to ceiling. Low lever WC. Double glazed window.

Bedroom 2 (rear): 10'5" x 9'1" (3.18m x 2.78m). Double glazed window. Views over parkland.

Bedroom 3 (rear): 10'5" x 6'11" (3.18m x 2.11m). Double glazed window. Views over parkland. Built-in wardrobe.

Family Bathroom/WC: 6'9" x 6'0" (2.05m x 1.80m). Panelled bath with mixer tap and shower over bath and shower screen. Low level WC with concealed cistern. Pedestal wash hand basin. Heated towel rail. Wall mounted bathroom cabinet with mirror front. Fully tiled walls and flooring.

Landing: Built-in storage cupboard.

Second Floor:

Bedroom 4: 16'8" x 13'0" (5.08m x 3.97m). Built-in cupboards. Velux windows to front and rear.

External Features: Off street parking to front garden for one vehicle. Landscaped rear garden backing Gladstone Park.

Council Tax: Band E.

PRICE: £850,000 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.

ORCHARD TERRACE, MULGRAVE ROAD, LONDON, NW10 1BZ (CONTINUED)

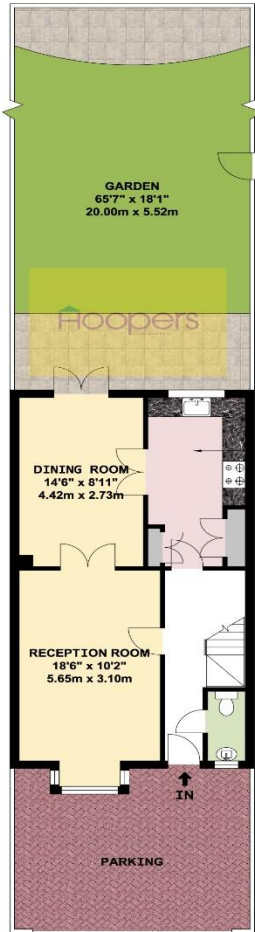


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**ORCHARD TERRACE
LONDON NW10**



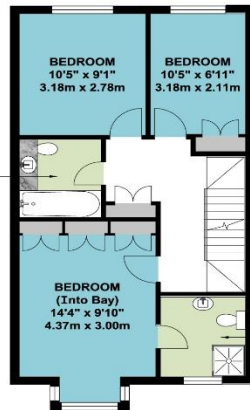
----- RESTRICTED HEAD HEIGHT



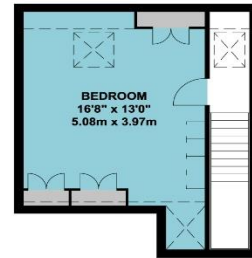
GROUND FLOOR

KITCHEN
14'6" x 7'0"
4.42m x 2.14m

BATHROOM
6'9" x 5'11"
2.05m x 1.80m



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1330.20 SQ. FT / 123.58 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".