

DAWPOOL ROAD, LONDON, NW2 7LB



EPC Rating: C

Presenting for sale an extended centre terrace well kept family house and situated in the popular Brentwater area and located within a few yards of Crest Road schools and bus services with the nearest Station being Neasden (Jubilee Line). Brent Cross shopping complex is approximately 2 miles. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large kitchen/diner
- Off street parking to front
- Two bathrooms
- Built-in wardrobes to two bedrooms
- Gross internal floor area of 912 sq ft (85 sq m) approximately

PRICE: £625,000.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7LB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Through Lounge: 25'2" x 11'6" (7.7m x 3.5m). Wood flooring. Double glazed window to front and French doors from rear room leading to:

Kitchen/Diner Extension: 18'0" x 12'7" (5.5m x 3.8m). Fitted with a range of eye level wall mounted white cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Wood flooring. Door to garden.

Shower Room/WC: 6'3" x 6'0" (1.9m x 1.8m). Shower cubicle, low level WC and wash hand basin. Tiling to floor and walls.

First Floor:

Bedroom 1 (rear): 13'6" x 11'6" (4.1m x 3.5m). Built-in wardrobes. Double glazed window.

Bedroom 2 (front): 11'4" x 10'2" (3.5m x 3.1m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 7'10" x 7'6" (2.4m x 2.3m). Double glazed window.

Bathroom/WC: 8'0" x 6'2" (2.4m x 1.9m). Panelled bath with jacuzzi feature and shower above bath. Fully tiled walls and flooring. Low level WC. Pedestal wash hand basin. Cupboard with hot water cylinder.

Landing: Hatch to loft space (not inspected).

External Features: Off street parking to front for one vehicle. The rear garden some 50' in length maximum with patio, lawn and outbuilding.

Council Tax: Band D.

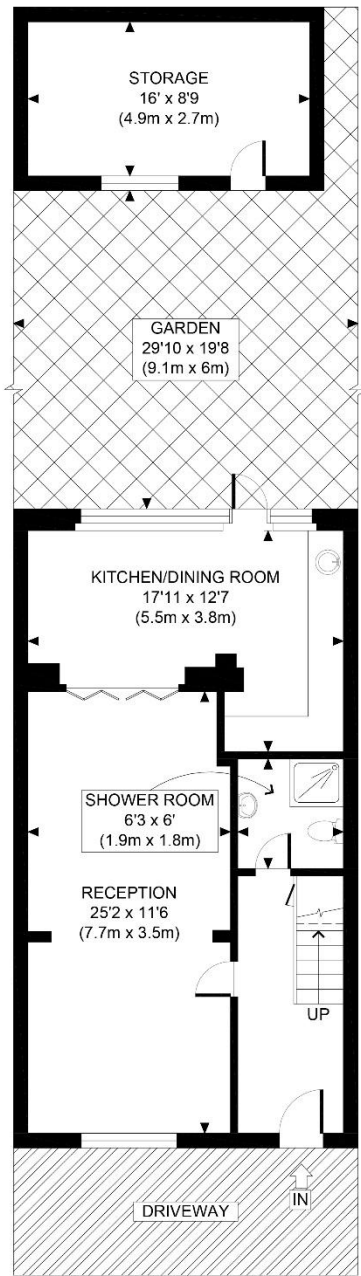
PRICE: **£625,000** **FREEHOLD**

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

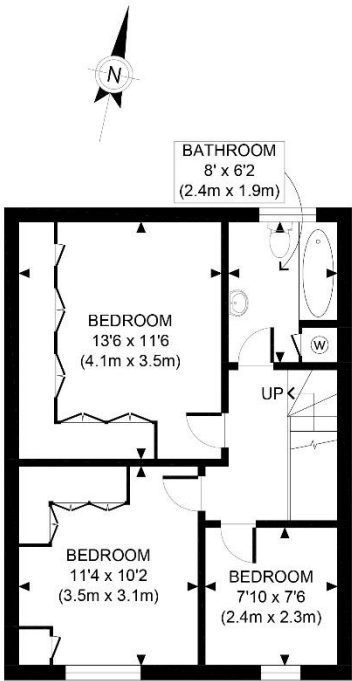
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 623 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 457 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE 1221 SQ FT / 113 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE 1080 SQ FT / 100 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Dawpool Road	
date	27/08/25
photoplan 	