

CROUCH ROAD, LONDON, NW10 8HR



EPC Rating: D

We are delighted to bring to the market this unusual ground floor maisonette we believe converted from a Victorian property and offering spacious accommodation for a first time buyer or potentially as a buy-to-let investment and please note the property benefits a detached garage and sole use of its own rear garden.

The property is situated within a few yards of Neasden Swaminarayan Temple just off Brentfield Road.

Benefits include:-

- Detached garage
- Gas central heating
- Double glazed windows
- Modern fitted kitchen and bathroom
- Sole use of own rear garden
- Own front door to street
- Share of freehold
- Two double bedrooms
- Lease 900+ years
- Gross internal floor area of 767 sq ft (71 sq m) approximately
- The property is well positioned for easy access to Brent Park Tesco, IKEA furniture store and local bus services and schools
- The nearest stations are Stonebridge Park (Bakerloo Line) or Neasden (Jubilee line)

PRICE:£399,950.....SHARE OF FREEHOLD

CROUCH ROAD, LONDON, NW10 8HR (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Built-in cupboard.

Lounge (rear): 16'10" x 12'0" (5.13m x 3.64m). Double aspect double glazed windows. Wood flooring.

Inner Hall: Two built-in cupboards. Wood flooring.

Bedroom 1 (middle): 14'4" x 11'10" (4.36m x 3.61m). Double glazed window. Wood flooring.

Bedroom 2 (front): 13'0" x 12'3" (3.93m x 3.74m). French double glazed doors to patio garden.

Kitchen: 12'8" x 5'6" (3.86m x 1.67m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz worktops above. Ceramic tiled walls and flooring. Built-in gas hob with extractor hood above and oven below. Integrated dishwasher and microwave oven. Downlights to ceiling. Stainless steel sink unit. Double glazed door to rear garden.

Bathroom/WC: 8'0" x 5'7" (2.45m x 1.71m). Well appointed panelled bath with mixer tap and shower above bath with shower screen. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Tiled flooring and walls. Built-in laundry cupboard providing plumbing for washing machine and space for dryer.

External Features: Detached garage to rear of property approached via its own drive-in. Own block paved rear garden.

Lease: 900+ years

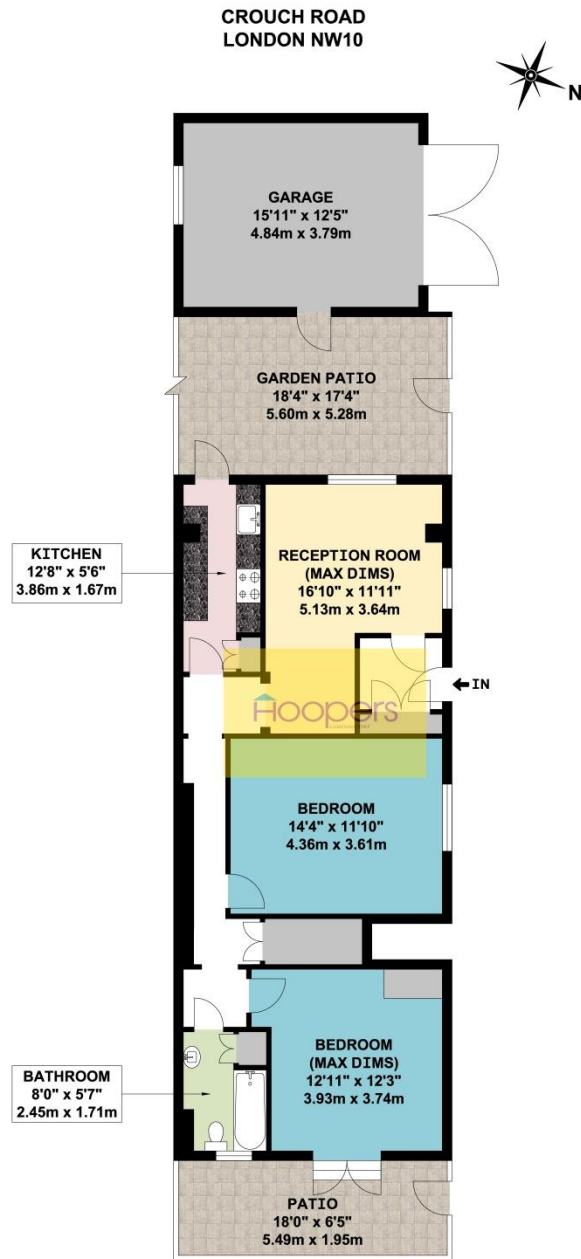
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

CROUCH ROAD, LONDON, NW10 8HR (CONTINUED)



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APPROX. GROSS INTERNAL FLOOR AREA 766.82 SQ. FT / 71.24 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 964.23 SQ. FT / 89.58 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".