

CREST ROAD, LONDON, NW2 7LT



EPC Rating: C

We are pleased to bring to the market for the first time in many years this semi-detached 1930's built two storey extended house which is situated at the junction of Crest Road and Coles Green Road and is offered for sale chain free.

The property is located within 10 – 15 minutes walk of the recently opened Brent Cross West Station with Thameslink trains into Kings Cross and Farringdon within 15 and 20 minutes respectively.

- Gas central heating
- Double glazed windows
- Chain-free sale
- Conservatory extension
- Two bathrooms
- Gross internal floor area 1,135 sq ft (105 sq m) approximately
- Side pedestrian access
- Off street parking
- Local bus services and shops are within a few yards and local schools are within a few hundred yards
- Brent Cross Shopping Centre is approximately 2 miles away.

PRICE: £599,950.....FREEHOLD

CREST ROAD, LONDON, NW2 7LT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 14'0" x 11'8" (4'3" x 3.6m). Double glazed bay window.

Dining Room (rear): 12'7" x 10'8" (3.8m x 3.3m). Gas boiler. Patio doors to:

Conservatory Extension: 12'3" x 10'4" 3.7m x 3.2m). Double glazed French doors to garden.

Shower Room/WC: 10'4" x 3'8" (3.2m x 1.1m). Shower cubicle, low level WC and wash hand basin. Heated towel rail.

Kitchen: 9'4" x 7'0" (2.8m x 2.1m). Quarry tiled flooring. Built-in cupboards. Stainless steel sink unit. Door to conservatory.

First Floor:

Bedroom 1 (front): 14'4" x 10'4" (4.4m x 3.2m). Built-in cupboards. Double glazed bay window.

Bedroom 2 (rear): 12'7" x 12'0" (3.8m x 3.6m). Double glazed window.

Bedroom 3 (front): 9'0" x 7'8" (2.7m x 2.3m). Double glazed window.

Shower Room/WC: 6'9" x 6'0" (2.1m x 1.8m). Pedestal wash hand basin. Low level WC. Shower cubicle. Heated towel rail. Double glazed window.

Landing: Hatch to loft space (not inspected). Window to side wall.

External Features: Off street parking to front. Rear garden some 72' in length.

Council Tax: Band E.

PRICE: **£599,950** **FREEHOLD**

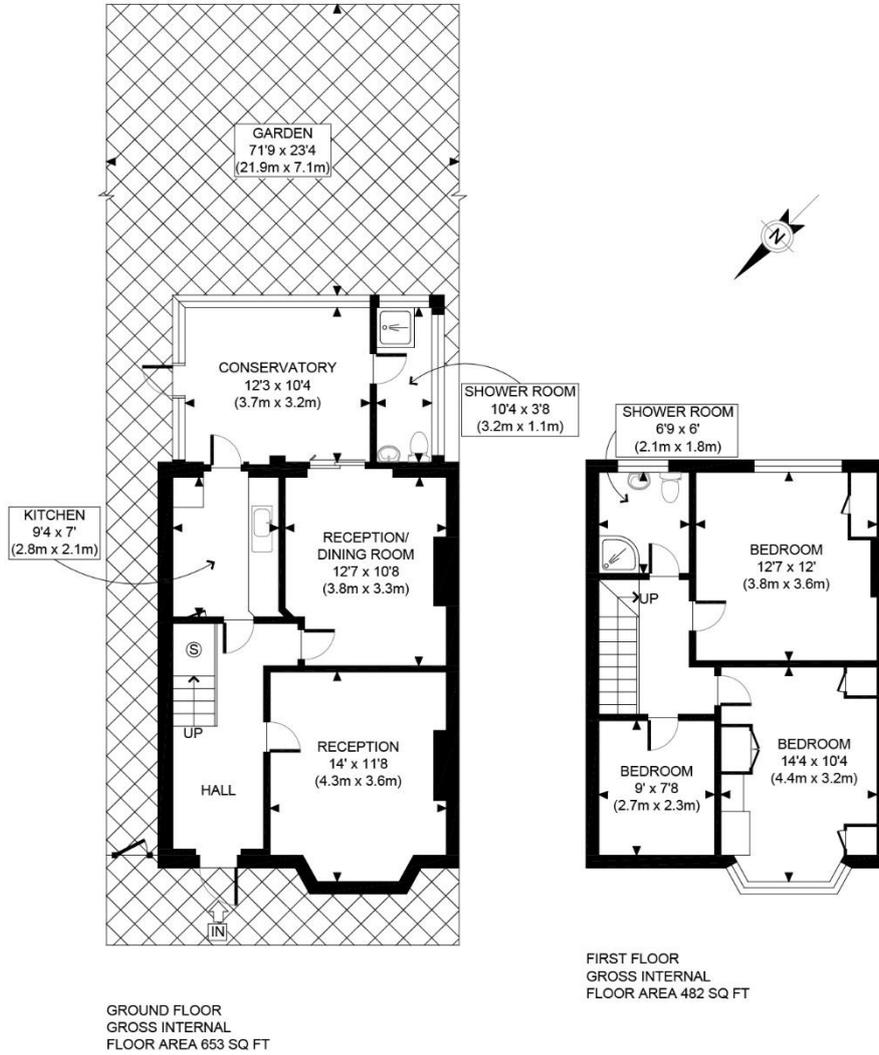
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

CREST ROAD, LONDON, NW2 7LT (CONTINUED)



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<p>APPROX. GROSS INTERNAL FLOOR AREA 1135 SQ FT / 105 SQM</p> <p>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</p>	<p>Crest Road</p>
	<p>date: 02/03/26</p>
	<p>photoplan </p>