

RYLANDES ROAD, LONDON, NW2 7DY



EPC Rating:

We are delighted to bring to the market this extended centre terrace well presented house which must be seen to be appreciated.

Houses in Rylandes Road rarely come on the market for sale and there are only properties on one side of the street and this property is not overlooked.

Located between Nutfield Road and Brook Road on the south side of Crest Road this property is located parallel to Dollis Hill Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Two bathrooms
- South facing rear garden
- Large outbuilding which could be put to many uses
- Off street parking to front
- Gross internal floor area of 1,044 sq ft (97 sq m) approximately
- The house is disabled friendly by means of a Stena chair lift to the stairs
- Ground floor wet room
- The property is located within a few hundred yards of local bus services and shops at Crest Road with the nearest stations being Neasden (Jubilee Line) or Brent Cross West (overground trains into London in approximately 15 minutes)

PRICE: £625,000.....FREEHOLD

RYLANDES ROAD, LONDON, NW2 7DY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Room (front) (currently used as a bedroom): 11'6" x 11'2" (3.51m x 3.40m). Double glazed window. Wood flooring.

Reception Room (rear): 17'10" x 13'5" (5.43m x 4.09m) x 9'5" x 8'10" (2.88m x 2.68m). Intercommunicating with open plan kitchen and extension providing a fabulous family area. **Lounge Area:** Wood flooring. Centre breakfast bar. Feature fireplace. Bi-folding doors to garden. Roof light to extension. **Kitchen Area:** Ceramic tiled flooring. Fitted wall and base cabinets with work surfaces above. Extractor hood above cooker (cooker not included). Downlights to ceiling. Sink unit. Cupboard with gas boiler. **Utility Area:** Plumbing for washing machine. Tiled flooring.

Wet Room: Open shower. Tiled flooring and walls. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Double glazed window.

First Floor:

Bedroom 1 (rear): 13'5" x 11'6" (4.09m x 3.50m). Double glazed window.

Bedroom 2 (front): 11'3" x 10'8" (3.43m x 3.24m). Double glazed window.

Bedroom 3 (front): 7'8" x 6'11" (2.33m x 2.11m). Double glazed window.

Bathroom/WC: 7'10" x 6'2" (2.40m x 1.89m). Panelled bath with mixer tap and hand shower above. Low level WC. Pedestal wash hand basin. Separate shower cubicle. Downlights to ceiling. Double glazed window. Ceramic tiling to floor and walls.

Landing: Hatch to loft space (not inspected).

External Features: Off street parking to front garden for one vehicle with chair lift to front door for disabled access. Rear garden measuring some 46' in length with decking area, lawn and storage building to rear measuring 14' x 8'5" (4.23m x 2.57m) with electricity supply which could be used to many uses.

PRICE:.....£625,000..... FREEHOLD

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

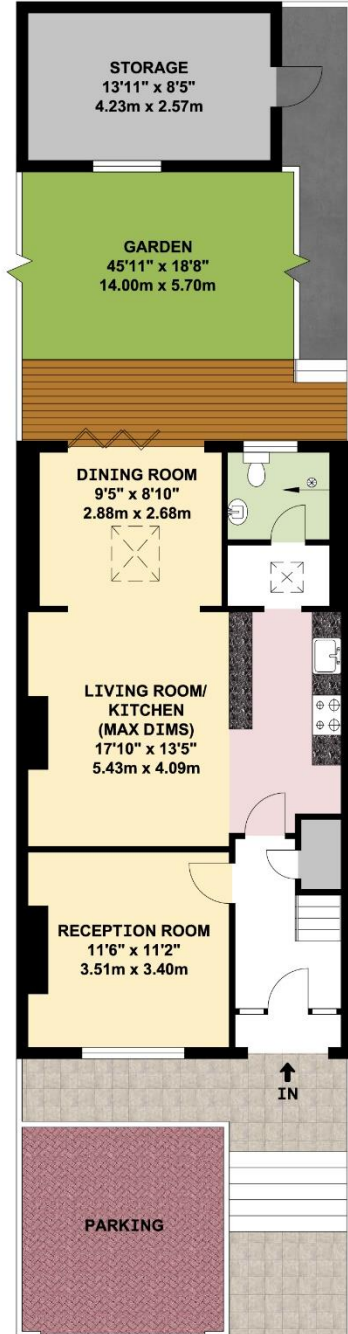
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

RYLANDES ROAD, LONDON, NW2 7DY (CONTINUED)



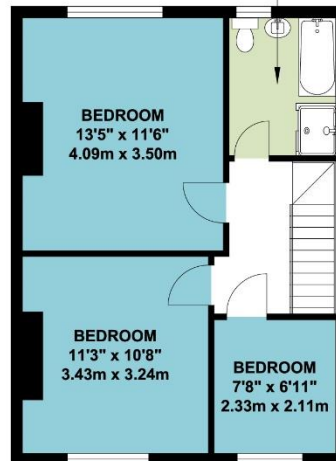
RYLANDES ROAD, LONDON, NW2 7DY (CONTINUED)

**RYLANDES ROAD
LONDON NW2**



WET ROOM
6'6" x 5'0"
1.98m x 1.52m

BATHROOM
7'10" x 6'2"
2.40m x 1.89m



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1044.09 SQ. FT / 97.00 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".