

## **WARREN ROAD, LONDON, NW2 7NJ**



EPC Rating: D

We are delighted to be able to bring to the market this beautifully presented rarely available end of terrace property which is situated in the popular Brentwater Area off Brook Road and viewing is highly recommended to appreciate the condition in which the property is presented and the features on offer.

The property is located within a few hundred yards of bus services, local shops and schools at Crest Road with the nearest Stations being Neasden (Jubilee Line) or Brent Cross West (overground trains). Benefits include:-

- Side pedestrian access
- Off street parking
- Gas central heating
- Double glazed windows
- 3 large bedrooms
- Ground floor guest cloakroom
- Open plan spacious kitchen/diner
- Gross internal floor area of 936 sq ft (87 sq m) approximately
- Brent Cross Shopping complex is approximately 2 miles radius

**PRICE: ..... £635,000.....FREEHOLD**

**WARREN ROAD, LONDON, NW2 7NJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Cupboard with gas boiler and electric consumer unit.

**Lounge (front):** 10'10" x 10'7" (3.30m x 3.22m). Wood flooring. Double glazed window.

**Open Plan Kitchen/Rear Reception Room:** 18'0" x 13'0" (5.48m x 3.94m). Wood flooring. Plumbed for washing machine and dishwasher. Built-in matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Built-in gas hob with oven below. Double glazed French doors to garden. Door to:

**Guest Cloakroom:** Low level WC and wash hand basin. Heated towel rail. Partly tiled walls and fully tiled flooring.

**First Floor:**

**Bedroom 1 (rear):** 12'8" x 10'2" (3.86m x 3.11m). Double glazed window.

**Bedroom 2 (front):** 10'9" x 10'8" (3.28m x 3.24m). Double glazed window. Built-in wardrobes to two walls

**Bedroom 3 (front):** 12'6" x 7'0" (3.80m x 2.12m). Double glazed window.

**Bathroom/WC:** 10'2" x 5'2" (3.10m x 1.57m). Panelled bath with mixer tap and separate shower over bath. Vanity wash hand basin with cupboard below and mixer tap. Low level WC. Shelved cupboard. Heated towel rail. Underfloor heating. Double glazed window.

**Landing:** Hatch to loft space (not inspected).

**External Features:** Off street parking to front garden. Side pedestrian access. Rear garden some 73' in length with part paved patio, and two outbuildings.

**Council Tax:** Band D.

**PRICE: £635,000 FREEHOLD**

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

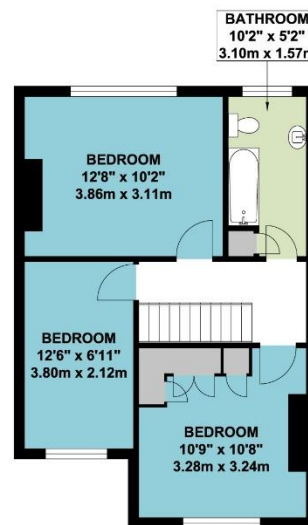
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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WARREN ROAD  
LONDON NW2

**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 936.46 SQ. FT / 87.00 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".