

REVIEW ROAD, LONDON, NW2 7BG



EPC Rating: D

We are pleased to be able to offer for sale this extended centre terrace 1930's built house and located in the popular Brentwater Area and benefiting from the following:

- Gas central heating
- Double glazed windows
- Off street parking to front
- Ground floor rear extension (kitchen)
- Two bathrooms
- Four bedrooms
- Gross internal floor area of 1,096 sq ft (102 sq m) approximately
- The property is located within a few hundred yards of Crest Road schools and bus services
- Brent Cross shopping complex is approximately 2 ½ miles radius
- The nearest Station is Neasden (Jubilee Line)
- Brent Cross West Station with overground trains into Farringdon in approximately 15-20 minutes walk.

PRICE: £650,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring. Fitted cupboards.

Through Lounge: 25'3" x 11'5" (7.70m x 3.48m). Double glazed front aspect window. Wood flooring. Feature fireplace. Sliding double glazed patio doors to:

Kitchen (extension): 15'8" x 9'7" (4.77m x 2.93m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Gas hob with electric oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls and tiled flooring. Double glazed door to rear garden.

Shower Room/WC: Shower cubicle. Wash hand basin. Low level WC. Fully tiled walls. Wood flooring.

First Floor:

Bedroom 1 (rear): 13'5" x 11'7" (4.08m x 3.54m). Double glazed rear aspect window. Fitted floor to ceiling wardrobes with overhead compartments.

Bedroom 2 (front): 11'6" x 10'6" (3.50m x 3.21m). Double glazed front aspect window. Fitted floor to ceiling wardrobes with overhead compartments.

Bedroom 3 (front): 8'2" x 7'1" (2.48m x 2.16m). Double glazed front aspect window. Wood laminate flooring.

Bathroom/WC: 7'9" x 6'1" (2.37m x 1.86m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Low level WC. Fully ceramic tiled walls and flooring. Heated towel rail.

Second Floor (loft conversion):

Bedroom 4 (rear): 17'11" x 11'2" (5.47m x 3.40m). 3 x Roof windows. Plenty of under eaves storage cupboards/space.

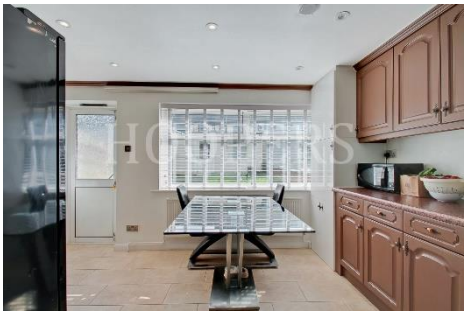
External Features: Off street parking to front garden. Rear garden some 40' in length part block paved with central lawn area and block paving surrounding. Outbuilding to rear with electricity supply.

PRICE: £650,000 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.

REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)



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**REVIEW ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1095.76 SQ. FT / 101.80 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1295.22 SQ. FT / 120.33 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".