

BALLOGIE AVENUE, LONDON, NW10 1SU



EPC Rating: D

We are delighted to present this beautifully maintained 1930's semi-detached house offering larger than average accommodation for the area. This charming property is in impeccable and ready to move into condition., making it an ideal choice for prospective homeowners. Viewing is highly recommended to appreciate the generous space and excellent condition this house offers. Benefits include:-

- Three spacious double bedrooms
- Gas central heating (newly fitted boiler)
- Double glazed windows
- Ground floor guest cloakroom
- Expansive fitted kitchen with Quartz countertops
- Garage located at the rear with access via Ballogie Avenue
- Situated on a quiet no through road
- Outbuilding behind the garage with potential for conversion into a home office
- The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station
- Off street parking to front of property for two vehicles
- Gross internal floor area of 1,211 sq ft (112 sq m) approximately

PRICE:£725,000.....FREEHOLD

BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Underfloor heating.

Guest Cloakroom: WC and wash hand basin.

Through Lounge: 34'2" x 12'6" (10.42m x 3.80m). Double glazed bay window to front room. Wood flooring. Wired for wall lights. Double glazed door to garden.

Kitchen (rear): 15'1" x 7'3" (4.60m x 2.20m). Built-in six ring gas hob with extractor hood above and split level oven with microwave above. Integrated dishwasher. Space/plumbing for washing machine. Fitted matching wall cupboards and base cabinets with quartz worktops and tile surrounds. Double glazed window to side wall and double glazed door to garden. Sink unit with cupboards below and additional hot water boiler for the kitchen sink (for emergencies).

First Floor:

Bedroom 1 (front): 18'9" x 11'5" (5.72m x 3.48m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 15'3" x 11'0" (4.64m x 3.36m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 15'1" x 7'5" (4.60m x 2.27m). Double glazed window.

Bathroom: 7'0" x 5'5" (2.13m x 1.64m). Panelled bath with mixer tap and shower above with shower screen. Downlights to ceiling. Underfloor heating. Heated towel rail. Fully tiled walls and flooring. Double glazed Oriel window with cupboard below.

Separate WC: Low level WC. Ceramic tiling to floor and walls.

Landing: Hatch to loft space (not inspected). Built-in cupboard with gas boiler. Double glazed window to side wall.

External features: Off street parking to the front of the property for two vehicles. Detached garage to the rear of the property approached via a shared drive-in (accessed from Ballogie Avenue) with additional storage room behind the garage which could be put to many uses.

Council Tax: Band E.

PRICE:

£725,000

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.

BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)



BALLOGIE AVENUE, LONDON, NW10 1SU (CONTINUED)

**BALLOGIE AVENUE
LONDON NW10**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1210.50 SQ. FT / 112.46 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".