

SELSDON ROAD, LONDON, NW2 7NE



EPC Rating:

Presenting for sale this three bedroom extended 1930's built centre terrace house in the popular Brentwater Area and offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Dining room extension
- Off street parking
- Popular residential location
- Gross internal floor area of 1,055 sq ft (98 sq m) approximately
- The house is situated within a few yards of local schools and bus services at Crest Road.
- The nearest Station is Brent Cross West (overground trains into London in approximately 15 minutes)
- Brent Cross Shopping complex is approximately 2 miles radius

PRICE: £585,000..... ..FREEHOLD

SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards.

Room (front): 11'8" x 11'3" (3.55m x 3.43m). Double glazed window.

Room (rear): 13'6" x 11'8" (4.11m x 3.55m). Intercommunicating with:

Dining Room Extension: 10'2" x 9'1" (3.10m x 2.77m).

Kitchen: 19'9" x 5'10" (6.02m x 1.78m). Fitted with wall and base cabinets and work surfaces above. Single drainer sink unit. Door to garden.

First Floor:

Bedroom 1 (rear): 13'7" x 11'10" (4.13m x 3.60m). Built-in wardrobes. Double glazed window.

Bedroom 2 (front): 11'4" x 10'10" (3.45m x 3.30m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 7'7" x 7'0" (2.31m x 2.13m). Double glazed window.

Bathroom/WC: 7'10" x 6'0" (2.40m x 1.81m). Three piece white suite of panelled bath, wash hand basin and low level WC. Tiling to floor and part tiled walls.

External features: Front and rear gardens, the front garden providing off street parking for one vehicle. Rear garden some 50' in length.

PRICE: £585,000 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.

SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)



SELSDON ROAD, LONDON, NW2 7NE (CONTINUED)

**SELSDON ROAD
LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1054.86 SQ. FT / 98.00 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".