

ASHCOMBE PARK, LONDON, NW2 7QT



EPC Rating:

We are pleased to have the pleasure of bringing this end terrace 1930's built property to the market and houses on the even number side of Ashcombe Park rarely come on the market for sale and this property benefits a long frontage that houses have on this side of the street. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Storage/utility room to the side of the property with potential for extension
- Large double garage with electricity supply to the rear of the property
- The property is located within a few yards of Neasden multiple shopping and bus services with the nearest Station being Neasden (Jubilee Line) being approximately 10 to 15 minutes walk
- Gross internal floor area of 1,026 sq ft (95 sq m) approximately

PRICE: £685,000.....FREEHOLD

ASHCOMBE PARK, LONDON, NW2 7QT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Through Lounge: 34'1" x 11'3" (10.38m x 3.42m). Double glazed bay window to front room. Double glazed window to rear.

Kitchen: 9'5" x 7'4" (2.88m x 2.24m). Stainless steel sink unit with mixer tap. Built-in electric hob with extractor hood above and split level double oven. Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Door to cupboard area with access to garden.

First Floor:

Bedroom 1 (front): 15'6" x 11'3" (4.72m x 3.42m). Double glazed bay window.

Bedroom 2 (rear): 13'0" x 10'0" (3.93m x 3.04m). Double glazed window.

Bedroom 3 (front): 9'1" x 6'4" (2.76m x 1.92m). Double glazed window.

Spacious Bathroom/WC: 7'11" x 7'7" (2.41m x 2.32m). Panelled bath. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Tiling to floor and walls. Airing cupboard with gas boiler.

Landing: Hatch to loft space – not inspected. Window to side wall.

External Features: Utility room to side of property with potential for extension with plumbing for washing machine and space for dryer. Double garage to rear of property with rear access and electricity supply. Front and rear gardens.

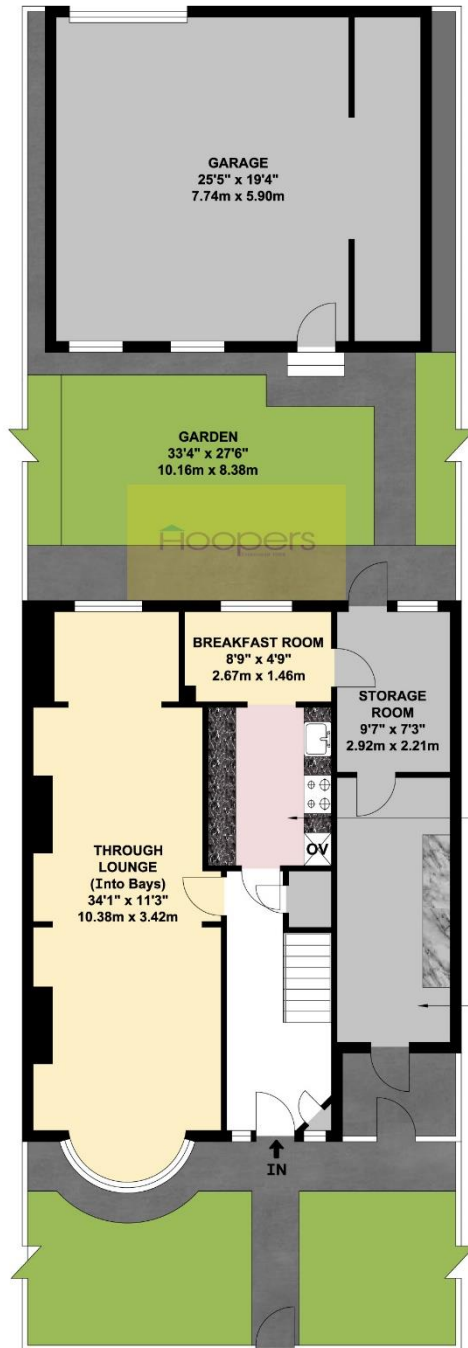
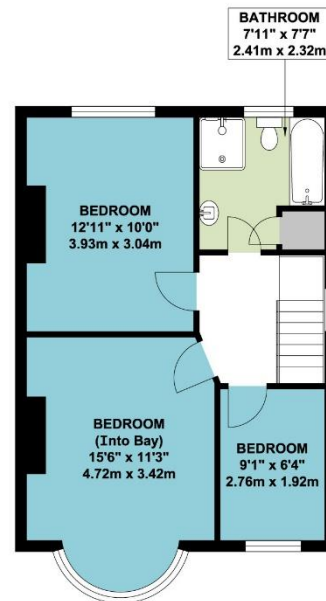
Council Tax: Band E.

PRICE: £685,000 **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.

ASHCOMBE PARK, LONDON, NW2 7QT (CONTINUED)

ASHCOMBE PARK, LONDON, NW2 7QT (CONTINUED)**ASHCOMBE PARK
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1026.44 SQ. FT / 95.36 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORAGE ROOMS 1199.96 SQ. FT / 111.48 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".