

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



EPC Rating: C

An extended two storey centre terrace 1930's built family house in this popular road with potential for further development. This popular area attracts families and landlords alike and viewing is recommended.

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Off street parking
- Chain free sale
- Gross internal floor area of 1,058 sq ft (98 sq m) approximately
- Extended kitchen and lounge
- 3 Bedrooms
- Family bathroom
- The property is located within a few hundred yards of Crest Road schools and bus services with the nearest station being Neasden (Jubilee Line)

**PRICE: £585,000.....FREEHOLD**

## **WARREN ROAD, LONDON, NW2 7LH (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor**

**Entrance Hall:** Understairs cupboard.

**Reception 1:** 11'7" x 11'2" (3.53m x 3.41m). Double glazed window.

**Reception 2 (Extended):** 13'6" x 11'7" (4.11m x 3.53m). Open to dining room:

**Dining Room:** 8'11" x 7'11" (2.73m x 2.41m). Double glazed door to garden. Double glazed window to rear. Open plan with:

**Kitchen:** 13'7" x 7'3" (4.14m x 2.20m). Fitted with a range of wall and base cupboards. Gas hob with oven below and extractor hood above hob. Wall mounted boiler. Sink unit with mixer tap. Plumbing for washing machine. Double glazed window.

**Utility room:** 6'9" x 3'1" (2.06m x 0.94m)

### **First Floor**

**Bedroom 1 (rear):** 13'6" x 11'7" (4.11m x 3.53m). Double glazed window. Fitted wardrobe.

**Bedroom 2 (front):** 11'2" x 10'6" (3.41m x 3.20m). Double glazed window.

**Bedroom 3 (front):** 8'2" x 7'0" (2.48m x 2.13m). Double glazed window.

**Bathroom/WC:** 7'8" x 5'11" (2.34m x 1.81m). Fully tiled walls and flooring. Low level WC. Pedestal wash hand basin. Panelled bath with mix taps and shower attachment.

**External Features:** Off street parking to the front. Rear garden measuring some 38' in length.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>£585,000</u></b>	<b><u>FREEHOLD</u></b>
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### **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 1057.76 SQ. FT / 98.27 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".