

REVIEW ROAD, LONDON, NW2 7BD



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
- Five bedrooms
- Ready to move into condition
- Gross internal floor area of 1,284 sq ft (119 sq m) approximately
- Chain free sale
- 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 (opening soon) will have overground trains into Farringdon in approximately 15 minutes.

PRICE: £650,000.....FREEHOLD

REVIEW ROAD, LONDON, NW2 7BD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Through Lounge: 25'3" x 11'6" (7.70m x 3.50m). Double glazed front aspect window. Wood flooring. Ceiling rose. Wall and ceiling light points. Double glazed rear aspect window. Archway to kitchen (extension).

Kitchen: 14'6" x 6'10" (4.42m x 2.08m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Electric hob with extractor hood above hob. Separate built in electric oven and microwave. Plumbing for washing machine. Integrated dishwasher. Breakfast bar. Part tiled walls and tiled flooring. Double glazed door to rear garden.

Shower Room/WC: Shower cubicle. Vanity wash hand basin with cupboard below. Low level WC. Fully ceramic tiled walls and flooring. Heated towel rail.

First Floor:

Bedroom 1 (rear): 13'8" x 11'7" (4.17m x 3.53m). Double glazed rear aspect window. Fitted floor to ceiling wardrobes. Wood laminate flooring.

Bedroom 2 (front): 11'3" x 10'8" (3.42m x 3.25m). Double glazed front aspect window. Fitted floor to ceiling wardrobes with overhead compartments. Wood laminate flooring.

Bedroom 3 (front): 7'10" x 7'1" (2.38m x 2.16m). Double glazed front aspect window. Wood laminate flooring.

Bathroom/WC: 7'10" x 6'0" (2.40m x 1.84m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Pedestal wash hand basin. Low level WC. Fully ceramic tiled walls and flooring. Heated towel rail.

Second Floor (loft conversion):

Bedroom 4 (rear): 17'4" x 9'9" (5.28m x 2.98m). Double glazed rear aspect window set within dormer to rear. Wood laminate flooring.

Bedroom 5 (front): 13'2" x 6'10" (4.01m x 2.09m). With Velux windows to roof slope and under eaves storage cupboards. Wood laminate flooring.

WC: Sloping wall to one side. Low level WC. Vanity wash hand basin with cupboard below. Fully ceramic tiled walls and flooring. Heated towel rail.

External Features: Off street parking to front garden. Rear garden some 63' in length part block paved with central lawn area and block paving surrounding.

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.

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LONDON NW2**



--- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1283.91 SQ. FT / 119.28 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".