

HEATHER ROAD, LONDON, NW2 7ND



EPC Rating D

An extended mid terrace 3/4 bedroom 1930's built property and situated in this popular residential area locally known as the Brentwater area.

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Off street parking
- Gross internal floor area of 1,280 sq ft (119 sq m) approximately
- Large outbuilding to rear garden
- Loft conversion
- Popular residential location
- This property is located within a few yards of schools and bus services at Crest Road
- The nearest station is Neasden (Jubilee Line)
- Chain free sale

PRICE:£599,950.....FREEHOLD

HEATHER ROAD, LONDON, NW2 7ND (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs Cupboard.

Through Lounge: 25'2" x 11'7" (7.66m x 3.52m). Double glazed window to the front. Open plan with:-

Dining Room (rear): 16'5 x 8'9" (5.00m x 2.66m). Double glazed window and door to rear garden.

Kitchen: 10'1" x 5'11" (3.08m x 1.80m). Wall and base cupboards. Electric hob with extractor hood above and oven below. Plumbing for washing machine. Sink unit.

First Floor:

Bedroom 1 (rear): 13'7" x 11'6" (4.13m x 3.50m). Built-in wardrobes. Double glazed window.

Bedroom 2 (front): 11'2" x 10'8" (3.41m x 3.24m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 7'5" x 7'0" (2.25m x 2.14m). Double glazed window.

Bathroom/WC: 6'1" x 5'6" (1.85m x 1.67m). Fully tiled walls and floor. Bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level WC. Double glazed window.

Separate WC: Low level WC. Double glazed window.

Second Floor (loft conversion):

Loft Room: 14'2" x 13'2" (4.32m x 4.02m). Velux window

Ensuite Shower Room/WC: Fully tiled. Low level WC. Wash hand basin. Shower cubicle.

External features: Off street parking to front garden via own drive-in. Rear garden with patio. Large outbuilding.

PRICE: **£599,950** **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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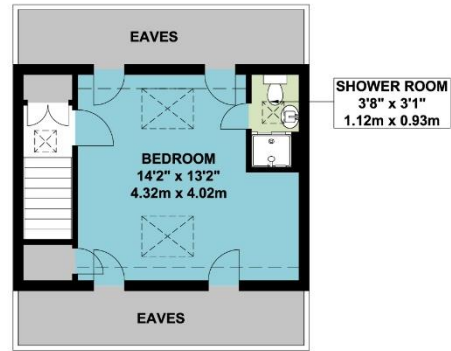
**HEATHER ROAD
LONDON NW2**



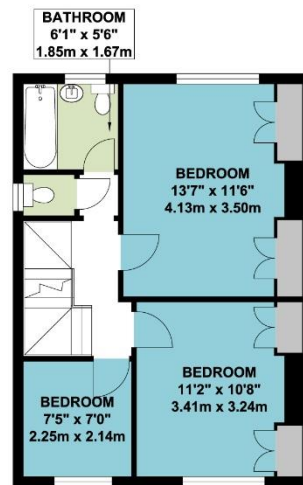
----- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1279.82 SQ. FT / 118.90 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".