

COLES GREEN ROAD, LONDON, NW2 7JH



EPC Rating:

A centre terrace three bedroom house in need of updating and situated in this popular residential road just off Dollis Hill Lane.

- Electric storage heating
- Double glazed windows
- Gross internal floor area of 940 sq ft (87 sq m) approximately
- The property is located within a few yards of local shops and bus services at Crest Road with Brent Cross shopping complex being within approximately two miles radius
- The nearest stations are Dollis Hill or Kilburn (Jubilee Line) or Cricklewood overground trains. Brent Cross West Station which is within quarter to half a mile radius with overground trains running into Farringdon in approximately 12 minutes

PRICE: £725,000.....FREEHOLD

COLES GREEN ROAD, LONDON, NW2 7JH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Tiled floor. Understairs storage cupboard.

Lounge (front): 14'0" x 11'3" (4.26m x 3.44m). Double glazed window.

Dining Room (rear): 12'8" x 10'7" (3.85m x 3.22m). Double glazed window.

Kitchen: 9'4" x 6'9" (2.85m x 2.06m). Fitted wall and base cupboards. Electric hob with oven below. Plumbing for washing machine. Door to garden. Tiled floor.

First Floor:

Bedroom 1 (front): 14'0" x 10'6" (4.26m x 3.20m). Double glazed window.

Bedroom 2 (rear): 11'2" x 11'2" (3.83m x 3.40m). Double glazed window. Built-in wardrobe.

Bedroom 3 (front): 10'6" x 6'9" (3.21m x 2.07m). Double glazed window.

Bathroom/WC: 6'7" x 5'10" (2.00m x 1.77m). Fully tiled walls and floor. Low flush WC. Pedestal wash hand basin. Panelled bath with mixer tap. Double glazed window to rear.

External Features: Front garden with parking for several vehicles. Large rear garden measuring some 144' in length. Garage to rear of property.

Council Tax: Band D.

NB: The property will be sold with vacant possession but at present is let and details of the letting rent and terms can be supplied by the agent on request.

PRICE: £725,000 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



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 940.33 SQ. FT / 87.36 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".