

## **PROUT GROVE, LONDON, NW10 1PT**



EPC Rating: D

We are delighted to bring to the market this spacious beautifully presented halls adjoining semi-detached Edwardian built character house offering a wealth of original features and situated in this popular residential street located off Dudden Hill Lane and therefore situated within a few hundred yards of Neasden (Jubilee Line) Tube Station, local shopping and bus facilities and being within a few hundred yards of the magnificent 80 acres of Gladstone Park. Benefits include:-

- Original features including fireplaces, ceiling mouldings, etc
- Spacious rooms
- South facing rear garden measuring some 72' in length
- Pedestrian side entrance
- Double glazed sash windows
- Planning permission for 2 bedrooms and a bathroom to the loft space.
- Gross internal floor area of 1,401 sq ft (130 sq m) approximately

**PRICE: .....Offers in the region of £850,000.....FREEHOLD**

**PROUT GROVE, LONDON, NW10 1PT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Tessellated tiled flooring. Attractive front door glazing and window surround with leaded stained glass.

**Guest Cloakroom:** Low level WC. Wash hand basin. Tiling to floor and walls.

**Lounge (front):** 18'6" x 12'10" (5.64m x 3.92m). Oak wood flooring. Ceiling cornice and rose. Dado rail. Feature fireplace. Double glazed sash window.

**Dining Room (rear):** 15'9" x 10'2" (4.80m x 3.09m). Wood flooring. Built-in cupboards and shelving to one wall. French doors to rear garden.

**Kitchen /Diner:** 16'3" x 9'0" (4.95m x 2.72m). Wood flooring. One and a half bowl stainless steel sink unit. Built-in gas hob with extractor hood above and split level oven. A range of built-in wall cupboards and matching base cabinets with marble worktops above. Double glazed window. Ceiling cornicing. Door to:

**Utility Room:** 11'9" x 7'3" (3.58m x 2.20m). Plumbed for washing machine and dishwasher. Cupboard with gas boiler. Sink unit with mixer tap and worktops. Door to side entrance.

**First Floor:**

**Bedroom 1 (front):** 16'2" x 12'6" (4.93m x 3.80m). Double glazed sash window. Ceiling cornice. Feature fireplace. Door to:

**Ensuite Bathroom/WC:** 9'8" x 6'10" (2.95m x 2.09m). Panelled jacuzzi bath with screen and shower above. Pedestal wash hand basin. Low level WC. Tiling to floor and walls. Downlights to ceiling.

**Bedroom 2 (rear):** 12'6" x 10'2" (3.82m x 3.09m). Built-in wardrobes. Feature fireplace. Double glazed window.

**Bedroom 3 (rear):** 12'5" x 9'1" (3.78m x 2.77m). Double glazed window. Ceiling cornice.

**Family Bathroom/WC:** 8'10" x 5'9" (2.68m x 1.76m). Sunken bath with mixer tap and shower with shower screen to opposite end. Wash hand basin. Low level WC. Partly tiled walls. Downlights to ceiling. Heated towel rail.

**Landing:** Door to staircase leading to:

**Loft Room (unfinished):** 29'4" x 19'9" (8.94m x 6.02m).

**External Features:** Side pedestrian access. Front and rear gardens, the rear garden measuring some 72' in length having a southerly aspect with lawn and steps down to gazebo with vines above and paved flooring providing a lovely sheltered area.

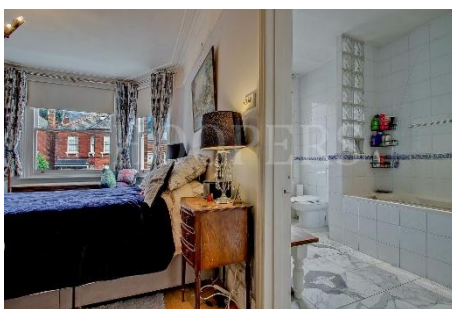
**Council Tax:** Band F.

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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.

**PROUT GROVE, LONDON, NW10 1PT CONTINUED**



**PROUT GROVE, LONDON, NW10 1PT (CONTINUED)**

**PROUT GROVE  
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1401.46 SQ. FT / 130.20 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT 2048.37 SQ. FT / 190.30 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".