

BALLOGIE AVENUE, LONDON, NW10 1TA



EPC Rating: D

We are privileged to be able to bring to the market this outstanding semi-detached 1930' built property which has to be seen internally to appreciate the complete refurbishment of the house that has recently taken place.

The property is offered for sale chain free and is located within a few hundred yards of Neasden (Jubilee Line) Tube Station and shopping facilities at Neasden shopping centre. The property is situated in a quiet residential no through road. Benefits include:-

- Ground floor rear extension providing newly appointed large kitchen/diner
- Ground floor utility room
- Guest cloakroom
- Double glazed windows
- Gas central heating
- Off street parking to front
- Wood flooring to ground floor and carpeting to first floor
- Alarm system
- Rear garden with tiled patio and lawn area
- Gross internal floor area of 1,161 sq ft (108 sq m) approximately

PRICE:£750,000.....FREEHOLD

BALLOGIE AVENUE, LONDON, NW10 1TA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Two understairs cupboards. Wood flooring.

Guest Cloakroom: Low level WC. Wash hand basin with cupboard below. Partly tiled walls. Heated towel rail. Wood flooring.

Utility Room: 7'6" x 5'4" (2.28m x 1.63m). Hot water megaflo tank. Water softener. Tiled flooring. Work surfaces. Wall mounted gas boiler. Space and plumbing for washing machine and dryer.

Lounge (front): 15'0" x 12'5" (4.56m x 3.78m). Double glazed bay window. Wood flooring. Downlights to ceiling.

Dining Room (rear): 12'4" x 11'10" (3.75m x 3.60m). 'L' shaped and open plan with:

Kitchen/Diner Extension: 18'6" x 8'7" (5.64m x 2.62m). Sliding patio doors to rear garden. Fitted wall cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with split level oven and microwave oven above. Single drainer sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Downlights to ceiling.

First Floor:

Bedroom 1 (front): 15'3" x 11'3" (4.65m x 3.44m). Double glazed bay window.

Bedroom 2 (rear): 12'5" x 10'8" (3.78m x 3.26m). Double glazed window.

Bedroom 3 (front): 11'0" x 8'0" (3.34m x 2.44m). Double glazed oriel window.

Bathroom/WC: 7'10" x 7'3" (2.40m x 2.22m). Panelled bath with hand shower. Separate shower cubicle. Low level WC. Vanity wash hand basin with mixer tap and drawers below. Heated towel rail. Tiled flooring and walls. Downlights to ceiling.

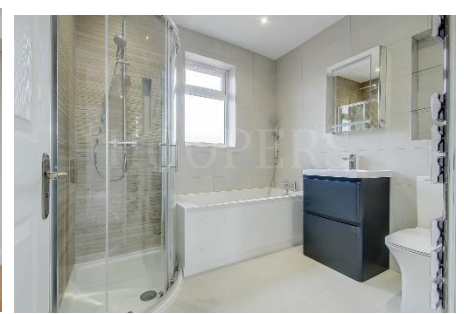
External Features: Off street parking to front. Rear garden some 64' in length with tiled patio and lawn area.

Council Tax: Band E.

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| <u>PRICE:</u> | <u>£750,000</u> | <u>FREEHOLD</u> |
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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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APPROX. GROSS INTERNAL FLOOR AREA 1160.56 SQ. FT / 107.82 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".