

NICOLL ROAD, LONDON, NW10 9AX



EPC Rating: B

Benefits include:-

- Video controlled coded security entry gate
- Gas central heating
- Double glazed windows
- Underfloor heating
- Open plan Kitchen/Living room
- Chain free sale
- 2 double bedrooms
- Family bathroom
- Built in audio system
- Private gated entrance
- Private garden
- Gross internal floor area of 836 sq ft (78 sq m) approximately
- The property is located within a quarter of a mile approximately of both Harlesden (Bakerloo Line) and Willesden Junction Stations. (Bakerloo line and Overground)

PRICE:£675,000.....FREEHOLD

NICOLL ROAD, LONDON, NW10 9AX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Open plan Lounge/Kitchen: 32'1" x 15'3" (9.8m x 4.7m). Ceramic tiled flooring. Double glazed bi-folding doors to front. Double glazed window to side elevation. Under floor heating. Audio speakers to ceiling.

Kitchen Area: Ceramic tiled flooring. Fitted matching wall and base cupboards with Quartz work surfaces above and glass surrounds. Stainless steel sink unit. 5 ring electric hob with extractor hood above. Free stand oven and multifunction microwave. All Bosh appliances. Wall mounted gas boiler. Glass splashback areas. Plumbing for washing machine and dishwasher. Storage cupboard with communication system. Double glazed window and door to rear.

Bedroom 1 (rear): 13'1" x 11'9" (4m x 3.6m). Wood laminate flooring. Double glazed window to front. Underfloor heating

Bedroom 2 (front): 17'4" x 11'9" (5.28m x 3.58m). Built-in wardrobes. Wood flooring. Double glazed window. Under floor heating.

Bathroom: 7'2" x 6'0" (2.2m x 1.8m). Ceramic tiled floor. Underfloor heating. Partly tiled walls. Panelled bath with mixer tap and shower attachment. Double glaze window to side. WC with concealed cistern. Wash hand basin. Heated towel rail. Underfloor heating

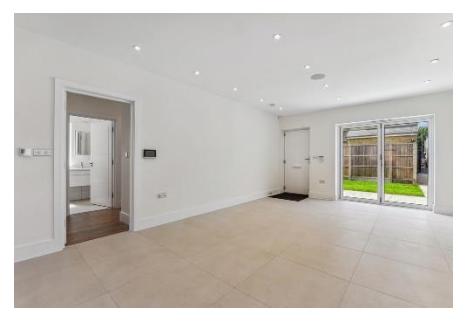
External Features: Wrap round gardens, mainly patio garden with lawn area to front.

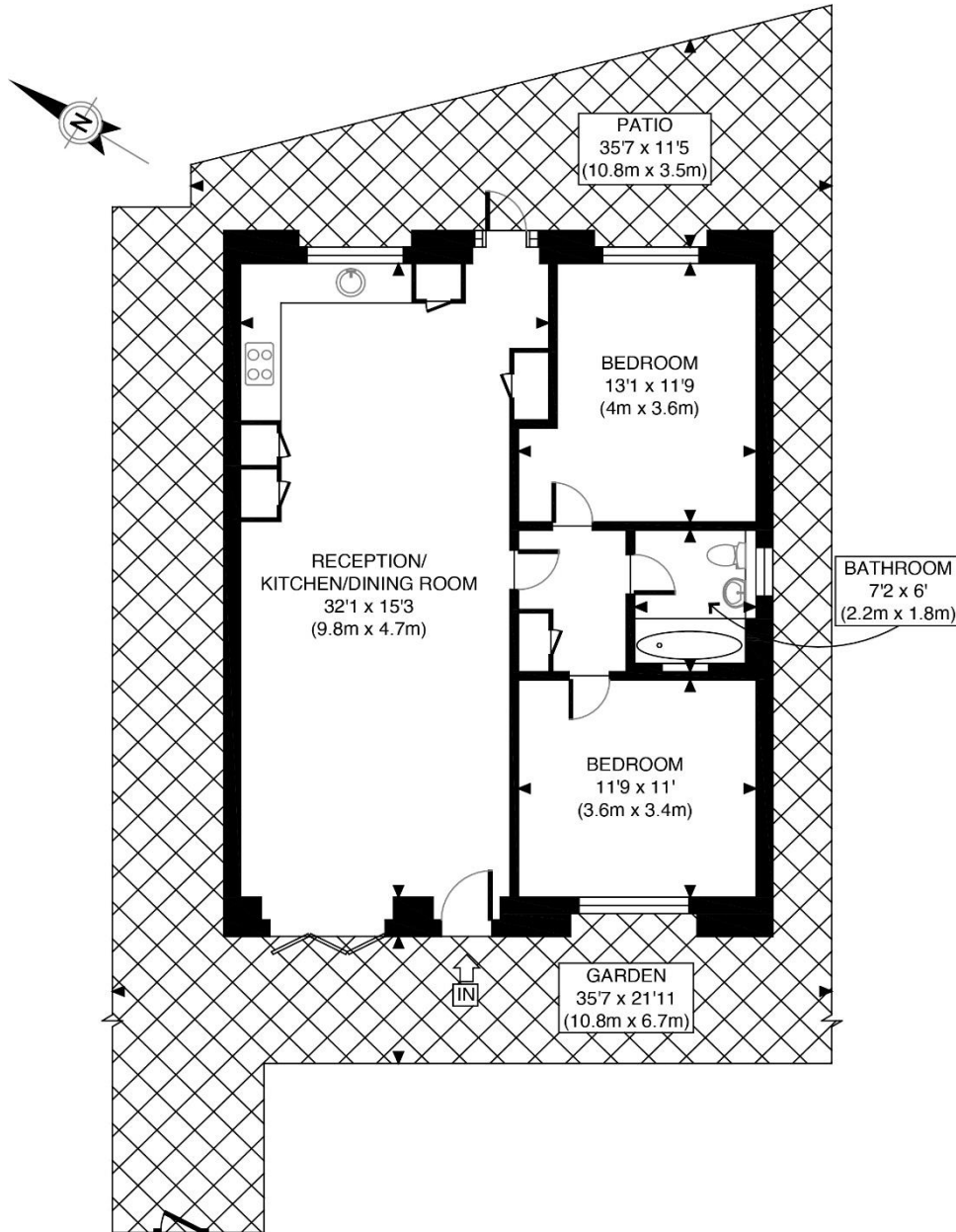
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.


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.

NICOLL ROAD, LONDON, NW10 9AX (CONTINUED)



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 836 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 836 SQ FT / 78 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Nicoll Road</p>
	<p>date 13/06/23</p>
	<p>photoplan </p>