

NORTH CIRCULAR ROAD, LONDON, NW2 7TB



EPC Rating: D

We are delighted to bring to the market this four bedroom centre terrace house situated close to the junction of the North Circular Road and Randall Avenue

The property is located within a half a mile maximum radius of Neasden Shopping Centre and bus services with the nearest Stations being Neasden (Jubilee Line) or Brent Cross West (overground trains).

Benefits include:-

- Chain free sale
- Pedestrian rear access leading onto Randall Avenue
- Ground floor rear extension
- Loft conversion
- Two bathrooms
- Brent Cross shopping complex is approximately 2 miles
- Gas central heating
- Mostly double glazed
- Gross internal floor area of 1,229 sq ft (114 sq m) approximately

PRICE: £550,000.....FREEHOLD

NORTH CIRCULAR ROAD, LONDON, NW2 7TB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 21'6" x 10'10" (6.55m x 3.30m). Double glazed patio doors to garden.

Dining Room (front): 12'10" x 12'1" (3.92m x 3.68m). Double and secondary glazed windows. Fireplace.

Shower Room/WC: Low level WC. Shower area. Wash hand basin. Tiled flooring and walls.

Kitchen: 14'1" x 7'9" (4.30m x 2.36m). Fitted with wall and base cabinets and work surfaces above. Cupboard with boiler. Stainless steel sink unit. Plumbed for washing machine. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 13'3" x 11'1" (4.05m x 3.38m). Built-in wardrobes. Double and secondary glazing.

Bedroom 2 (rear): 12'1" x 11'1" (3.68m x 3.38m).

Bedroom 3 (front): 7'5" x 7'0" (2.25m x 2.14m). Double and secondary glazing. Built-in wardrobes.

Bathroom/WC: 7'7" x 7'0" (2.30m x 2.14m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Partly tiled walls. Low level WC. Bidet.

Second Floor (loft conversion):

Bedroom 4: 14'9" x 10'3" (4.50m x 3.12m). Velux windows to rear. Under eaves storage cupboards.

External Features: Front and rear gardens, the rear garden being some 50' long and having a pedestrian access to Randall Avenue.

PRICE: **£550,000** **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.

NORTH CIRCULAR ROAD, LONDON, NW2 7TB (CONTINUED)



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**NORTH CIRCULAR ROAD
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1228.80 SQ. FT / 114.16 SQ. M

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