

WARREN ROAD, NEASDEN, LONDON, NW2 7LJ



EPC Rating: C

We bring to the market this centre terrace 1930's built family house and situated in the ever popular Brentwater Area and Warren Road is parallel to Crest Road. The property is situated within a few yards of local bus services and schools at Crest Road with the nearest Stations being Brent Cross West (overground trains into Paddington and Farringdon in approximately 15 and 20 minutes respectively) or Neasden (Jubilee Line).

The property is situated approximately three miles radius of Brent Cross Shopping Centre and Wembley Stadium. Numerous retail outlets are available within a mile radius at Staples Corner. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Off street parking
- South facing rear garden
- Built-in wardrobes to main bedrooms
- Gross internal floor area of 909 sq ft (84 sq m) approximately

PRICE: £550,000.....FREEHOLD

WARREN ROAD, LONDON, NW2 7LJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 13'4" x 11'6" (4.06m x 3.50m). Feature fireplace. Double glazed window.

Reception Room 2 (front): 11'7" x 11'6" (3.52m x 3.50m). Double glazed window.

Kitchen: 10'1" x 6'7" (3.08m x 2.01m). Built-in matching wall cupboards with base cabinets with work surfaces above and tiled surrounds. Tiled flooring. Stainless steel sink unit. Plumbed for washing machine. Double glazed door to garden.

First Floor

Bedroom 1 (rear): 13'4" x 11'8" (4.07m x 3.55m). Built-in wardrobes. Double glazed window.

Bedroom 2 (front): 11'7" x 10'10" (3.52m x 3.30m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 7'10" x 6'9" (2.40m x 2.07m). Double glazed window. Built-in wardrobe.

Bathroom/WC: 8'0" x 6'2" (2.44m x 1.87m). Panelled bath with shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Partly tiled walls and flooring. Walk-in storage cupboard.

External Features: Off street parking to front garden for at least one vehicle. Rear garden measuring some 56' in length with garden shed and having a southerly aspect.

Council Tax: Band D.

PRICE: £550,000 FREEHOLD

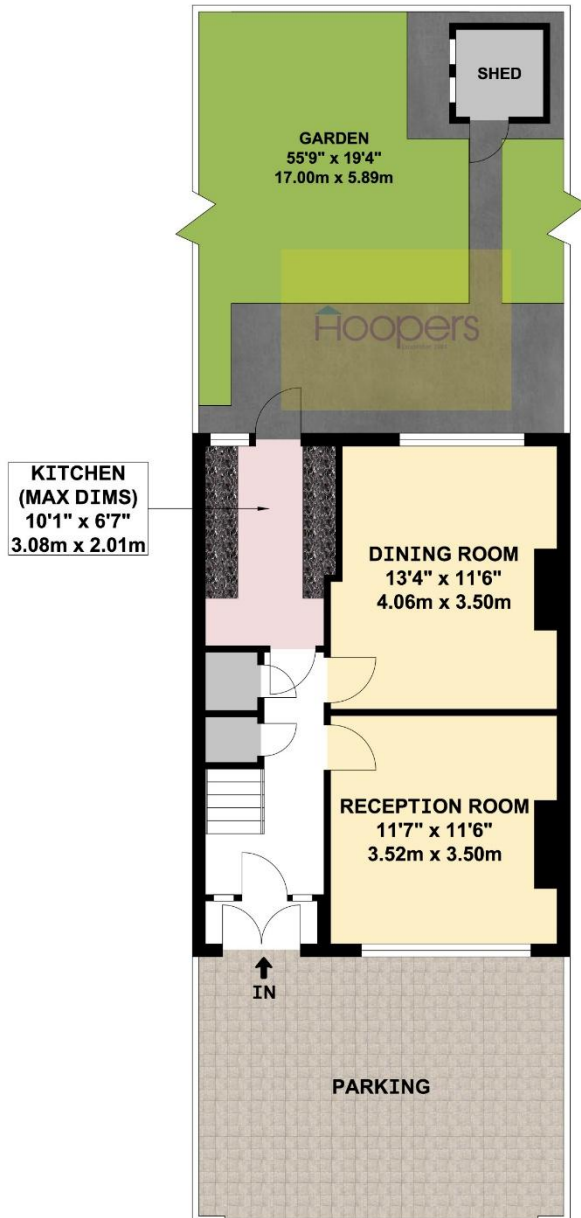
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

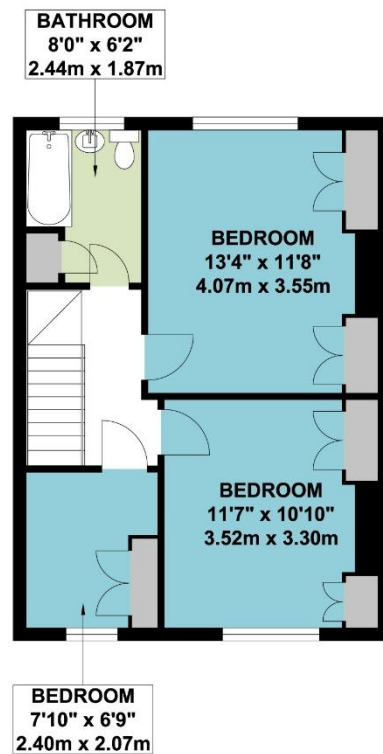
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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 908.90 SQ. FT / 84.44 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".