

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY



EPC Rating:

We are pleased to be able to offer for sale this semi-detached extended 1930's built house which offers excellent accommodation for a family or alternatively as a buy-to-let investment. The property benefits:

- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a rear service road)
- Ground floor rear extension providing larger rear reception room, kitchen and Wet Room
- Off street parking to the front garden
- Side pedestrian access
- Two bathrooms
- Shared driveway to side of property
- Gross internal floor area of 1,101 sq ft (102 sq m)
- The property is located within a few yards of multiple shopping and bus services at Neasden
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 to 3 miles radius

PRICE:£650,000..... FREEHOLD

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard and additional cloaks cupboard.

Lounge (front): 12'7" x 12'2" (3.83m x 3.71m). Double glazed bay window. Built in cupboard. Fireplace.

Extended Reception Room (rear): 12'4" x 12'3" x 10'1" x 9'7" (3.77m x 3.73m 3.07m x 2.91m). Double glazed patio doors to rear garden. Fireplace. Built-in cupboard to chimney recess.

Kitchen: 9'2" x 7'7" (2.80m x 2.31m). Fitted with a range of wall mounted cupboards and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas cooker. Plumbing for washing machine. Single drainer stainless steel sink unit. Double glazed window overlooking rear garden. Door to side entrance.

Wet Room: WC, Wash hand basin, open shower.

First Floor:

Bedroom 1 (front): 12'7" x 11'9" (3.84m x 3.58m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 12'4" x 11'9" (3.77m x 3.58m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 7'8" x 7'0" (2.34m x 2.10m). Double glazed window.

Bathroom: 7'0" x 4'9" (2.10m x 1.46m). Panelled bath and wash hand basin. Tiling to walls. Double glazed window.

Separate WC: Low level WC.

External Features: Front and rear gardens, the front garden providing off street parking. The rear garden measuring some 53' long approximately with lawn. Detached garage to rear of property. Side pedestrian access.

PRICE: £650,000 FREEHOLD

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

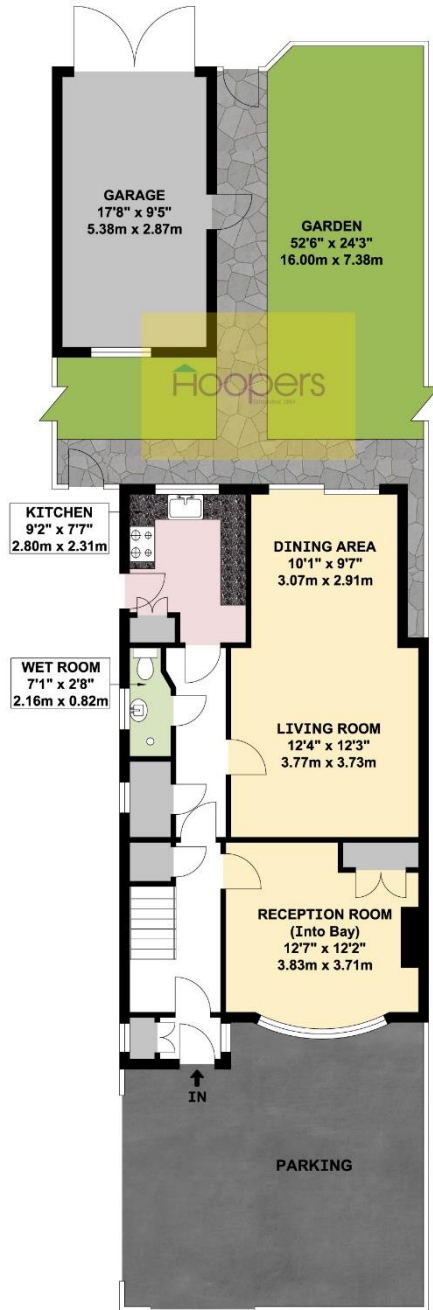
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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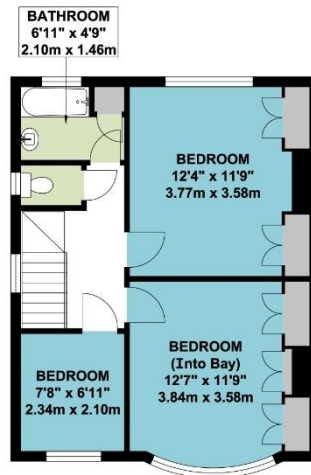


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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1101.25 SQ. FT / 102.31 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".