

## **ROCKHALL ROAD, CRICKLEWOOD, LONDON, NW2 6DT**



EPC Rating: C

We are delighted to be able to bring to the market this well presented spacious Victorian built centre terrace house offering ready to move into family accommodation.

The property is located just off Chichele Road on the borders of Cricklewood and Willesden Green and the property is situated within a few hundred yards of local shops and bus services at either Cricklewood or Willesden Green and the nearest Stations are Willesden Green (zone 2 Jubilee Line trains) or Cricklewood (Thameslink trains).

- Gas central heating
- Double glazed windows
- 4/5 bedrooms
- Gross internal floor area of 1,480 sq ft (137 sq m) approximately
- Ready to move into condition

**PRICE: ..... £925,000 .....FREEHOLD**

**ROCKHALL ROAD, CRICKLEWOOD, LONDON, NW2 6DT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboards.

**Lounge (front):** 15'10" x 13'2" (4.8m x 4.0m). Double glazed bay window. Decorative Victorian style cornice and rose.

**Study/Bedroom:** 12'8" x 7'0" (3.8m x 2.1m). Double glazed window.

**Shower Room/WC:** 7'10" x 3'5" (2.4m x 1.0m). Fully tiled walls and flooring. Low level WC. Vanity wash hand basin with mixer tap. Shower cubicle. Heated towel rail.

**Dining Room:** 17'6" x 10'10" (5.3m x 3.3m). Wood flooring. Downlights to ceiling. Double glazed window to side return. French glazed doors to:

**Kitchen:** 13'3" x 10'7" (4.0m x 3.2m). Fitted with modern eye level wall mounted cabinets and matching base cabinets with work surfaces above. Plumbed for washing machine. Cupboard with gas boiler. One and a half bowl stainless steel sink unit with mixer tap. Double glazed window overlooking rear garden. Built-in five ring gas hob with extractor hood above and oven below. Double glazed door to garden.

**First Floor:**

**Bedroom 1 (front):** 15'7" x 10'6" (4.8m x 3.2m). Double glazed bay window.

**Bedroom 2 (middle):** 12'7" x 11'1" (3.8m x 3.4m). Double glazed window.

**Bedroom 3 (rear):** 10'9" x 10'8" (3.3m x 3.3m). Double glazed window.

**Bedroom 4 (front):** 8'10" x 6'6" (2.4m x 2.0m). Double glazed window.

**Shower Room/WC:** 5'10" x 5'9" (1.8m x 1.8m). Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled flooring and walls.

**Landing:** Hatch to loft space (not inspected). Built-in cupboard.

**External Features:** Front and rear gardens

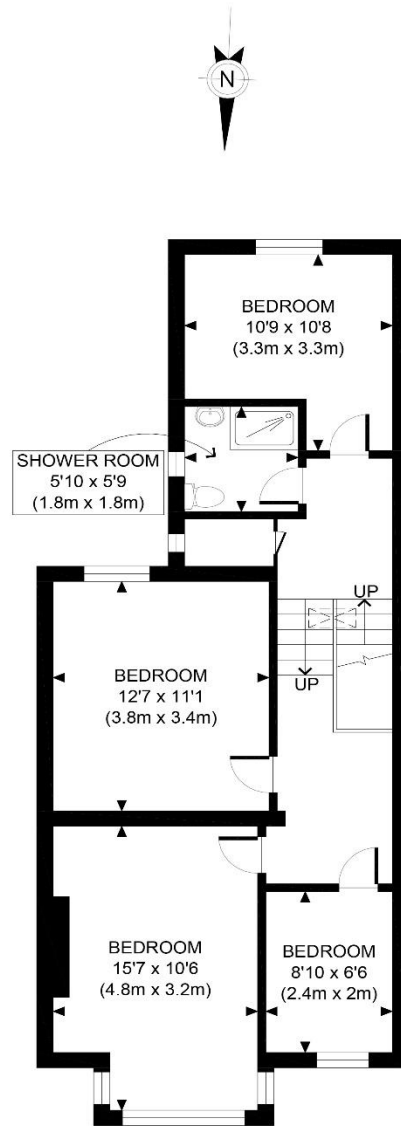
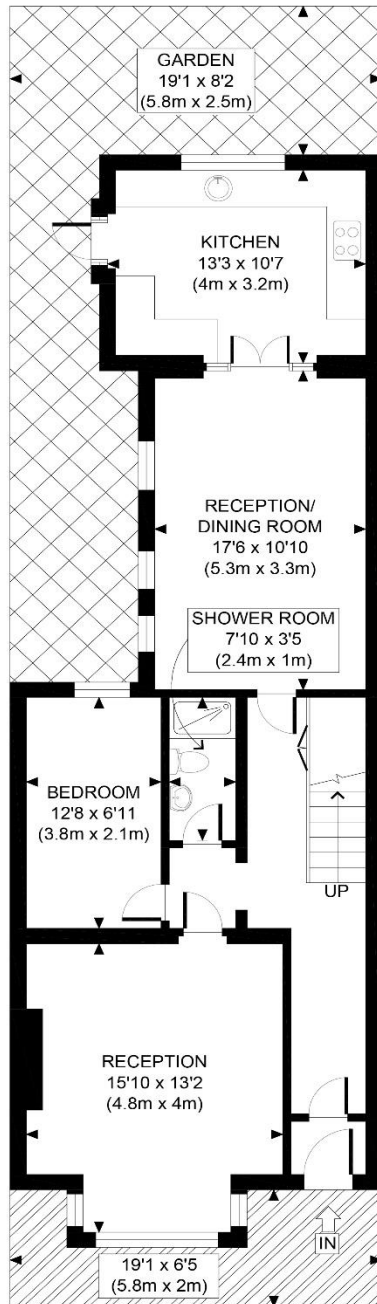
**Council Tax:** Band E.

**PRICE: £925,000 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.

**ROCKHALL ROAD, CRICKLEWOOD, LONDON, NW2 6DT (CONTINUED)**

**ROCKHALL ROAD, CRICKLEWOOD, LONDON, NW2 6DT (CONTINUED)****APPROX. GROSS INTERNAL FLOOR AREA 1480 SQ FT / 137 SQM**

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

Rockhall Road

date 23/08/25

photoplan