

NORTH CIRCULAR ROAD, LONDON, NW2 7QJ



EPC Rating: C

An extended halls adjoining centre terrace house located close to the junction of Kenwyn Drive on the A406.

This property has huge potential to be extended (STPP) and is a great investment opportunity.

- Gas central heating
- Double glazed windows
- Three bedrooms
- Two bathrooms
- Extended kitchen
- Through lounge
- Gross internal floor area of 1,556 sq ft (145 sq m) approximately
- The property is located within 0.6 miles maximum of Neasden (Jubilee Line) Tube Station and is well situated for access (within a few hundred yards) to Neasden Swaminarayan Temple and local shopping facilities at Brent Park Tesco and IKEA furniture store with Brent Cross Shopping complex being within a few miles radius

PRICE: £550,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Leading to:

Bathroom/WC: Panelled bath with mixer tap. Low level WC. Wash hand basin with mixer tap. Fully tiled walls and flooring. Shower cubicle.

Through Lounge: 26'5" x 11'2" (8.26m x 3.41m). Wood laminate flooring. Double glazed bay window to front. Open plan with:

Extended Kitchen: 16'5" x 10'0" (5.01m x 3.06m). Fully tiled floor. Base cupboards. Plumbing for washing machine. Porcelain butlers sink with mixer tap. Tiled splashback areas. Double glazed window to rear. Freestanding double oven. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 15'0" x 11'3" (4.54m x 3.42m). Double glazed bay window.

Bedroom 2 (rear): 12'10" x 9'11" (3.91m x 3.02m). Double glazed window.

Bedroom 3 (front): 8'11" x 6'4" (2.73m x 1.94m). (Currently used as a kitchen). Wall mounted boiler. Double glazed window to front.

Bathroom: 7'10" x 4'8" (2.40m x 1.43m). Panelled bath with mixer tap. Pedestal wash hand basin. Double glazed window to rear.

Separate WC: Low level WC. Laminate wood flooring. Double glazed window to rear.

External Features: Front and rear gardens, the rear garden mainly laid to lawn. Garage to rear of property.

Council Tax: Band C

<u>PRICE:</u>	<u>£550,000</u>	<u>FREEHOLD</u>
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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.

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LONDON NW2



APPROX. GROSS INTERNAL FLOOR AREA 1094.15 SQ. FT / 101.65 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".