

## **ASHCOMBE PARK, LONDON, NW2 7QU**



EPC Rating: C

We are delighted to bring to the market this magnificent beautifully presented centre terrace house and situated in one of Neasden's finest roads off Cairnfield Avenue and therefore ideally located within a few hundred yards of the many bus services and shops in Neasden with the nearest Station being Neasden (Jubilee Line).

Ashcombe Park is a lovely quiet residential street away from the hullabaloo of the main shopping area but within easy reach of all local amenities. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious kitchen/diner
- Loft conversion providing additional large bedroom and ensuite shower room/WC
- Only an internal inspection will allow a purchaser to appreciate the quality and size of the property
- Garage space to rear of property (approached via a rear service road)
- Brent Cross shopping complex is approximately 2 to 3 miles radius
- Gross internal floor area of 1,294 sq ft (120 sq m) approximately
- 72' long rear garden

**PRICE: ..... £695,000.....FREEHOLD**

**ASHCOMBE PARK, LONDON, NW2 7QU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

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

**Lounge (front):** 15'3" x 11'7" (4.64m x 3.54m). Double glazed bay window. Built-in shelving and cupboards to chimney breast recesses. Wood flooring.

**Kitchen/Diner (rear):** 18'2" x 13'5" (5.53m x 4.10m). Providing a lovely family room. Double glazed French doors to rear garden. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz worktops above. Built-in gas hob with extractor hood above and split level oven (all in stainless steel). Plumbed for washing machine and dishwasher. Downlights to ceiling. Stainless steel sink unit with mixer tap.

**First Floor:**

**Bedroom 2 (front):** 15'6" x 11'6" (4.73m x 3.51m). Double glazed bay window. Wood flooring.

**Bedroom 3 (rear):** 13'6" x 10'2" (4.11m x 3.10m). Double glazed window overlooking rear garden. Wood flooring.

**Bedroom 4 (front):** 9'1" x 6'4" (2.77m x 1.94m). Double glazed window. Wood flooring.

**Spacious Bathroom/WC:** 7'7" x 7'5" (2.31m x 2.25m). Walk-in double width shower. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap and drawers below. Fully ceramic tiled walls and flooring. Downlights to ceiling. Double glazed window.

**Second Floor (loft conversion):**

**Bedroom 1:** 19'5" x 16'8" (5.92m x 5.08m). Spacious room with Velux windows and under eaves storage space to front elevation. Double glazed dormer window to rear elevation overlooking rear garden. Wood flooring. Door to:

**Ensuite Shower Room/WC:** Ceramic tiling to floor and walls. Low level WC with concealed cistern. Shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Downlights to ceiling.

**External features:** Front and rear gardens, the rear garden having two outbuildings for storage.

**PRICE: £695,000 FREEHOLD**

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

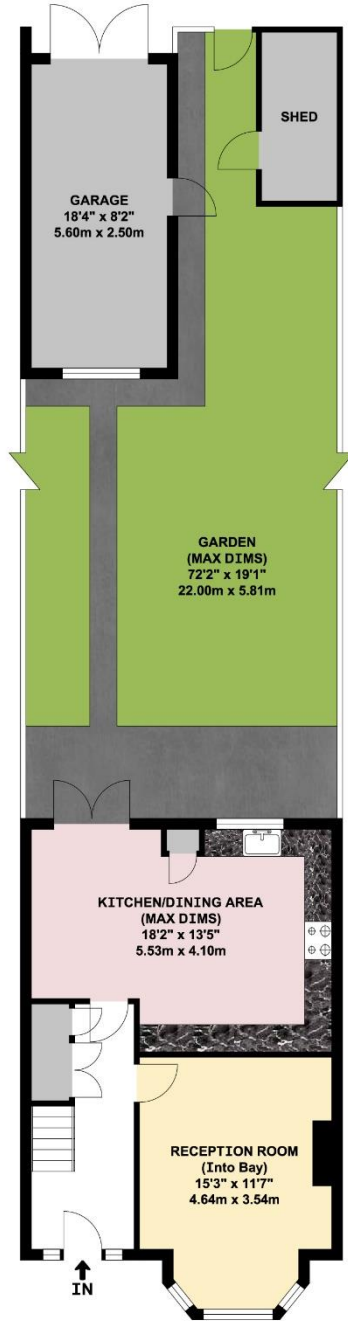
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**ASHCOMBE PARK, LONDON, NW2 7QU (CONTINUED)**



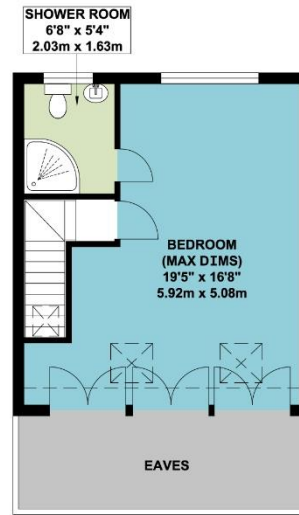
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ASHCOMBE PARK  
LONDON NW2

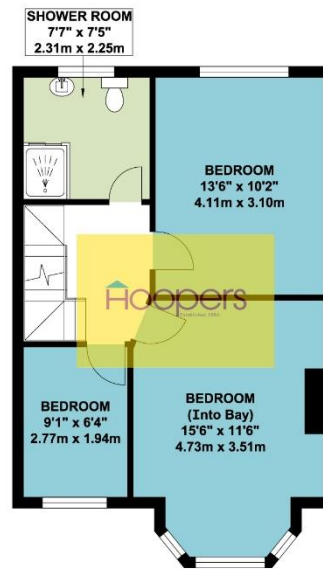


**GROUND FLOOR**

--- RESTRICTED HEAD HEIGHT



**SECOND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1294.36 SQ. FT / 120.25 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".