

NORTH CIRCULAR ROAD, LONDON, NW2 7TE



EPC Rating: D

We are pleased to be able to bring to the market this extended centre terrace 1930's built three bedroom house with bay window frontage and offered for sale chain free. Benefits include:

- Gas central heating
- Double glazed windows
- Chain free sale
- South facing rear garden
- Views over Welsh Harp Reservoir and parkland from the front of the property
- Gross internal floor area (including conservatory) of 1,017 sq ft (95 sq m) approximately
- The property is situated close to the junction with Brook Road and is therefore within close proximity to Staples Corner, Junction 1 of the M1 motorway and Brent Cross shopping complex.
- The nearest Station is Brent Cross West (Overground trains into London within 15 minutes approximately)

PRICE: £465,000.....FREEHOLD

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

The accommodation is arranged as follows:8

Ground Floor:

Entrance Hall: Understairs cupboard.

Through Lounge (front): 25'3" x 11'7" (7.70m x 3.53m). Double glazed front and rear aspect windows.

Kitchen: 10'1" x 5'11" (3.07m x 1.80m). Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Gas cooker point. Larder cupboard. Part tiled walls and tiled flooring. Door to:

Conservatory: 17'6" x 6'2" (5.33m x 1.87m). Double glazed rear aspect windows. Base units. Wall mounted central heating boiler. Plumbing for washing machine. Door to garden.

First Floor:

Bedroom 1 (rear): 13'7" x 11'6" (4.15m x 3.50m). Double and secondary glazed front aspect window. Fireplace.

Bedroom 2 (front): 11'3" x 10'8" (3.43m x 3.24m). Double glazed rear aspect window. Views over Welsh Harp reservoir.

Bedroom 3 (front): 8'0" x 7'1" (2.44m x 2.15m). Double and secondary glazed front aspect window. Views over Welsh Harp reservoir.

Bathroom/WC: 7'11" x 5'11" (2.41m x 1.80m). Frosted double glazed rear aspect window. Electric shower with shower curtain and rail. Wash hand basin. Low level WC. Fully tiled walls.

External Features: Front and rear gardens, the rear garden having a southerly aspect mainly laid to mown with flowers and shrubs borders and timber shed to rear.

Council Tax: Band D.

<u>PRICE:</u>	<u>£465,000</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 904.16 SQ. FT / 84.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1017.40 SQ. FT / 94.52 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".