

## **COOPER ROAD, LONDON, NW10 1BG**



EPC Rating: D

We are delighted to bring to the market this end of terrace two storey Victorian built house offering ideal first time buyer accommodation or alternatively as a good buy-to-let option due to the close proximity of the property to Dollis Hill (Jubilee Line) underground Station.

The property is well presented internally and benefits the following:-

- Three good sized bedrooms to first floor
- Bathroom and Shower room to ground floor
- Gas central heating
- Double glazed windows
- Gross internal floor area of 862 sq ft (80 sq m) approximately
- Chain free sale
- The property is situated within a few yards of local bus services and shops at Willesden High Road with the nearest Station being within a few yards at Dollis Hill (Jubilee Line)

**PRICE: ..... £550,000.....FREEHOLD**

**COOPER ROAD, LONDON, NW10 1BG (Continued)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lounge (front):** 12'7" x 11'2" (3.8m x 3.4m). Double glazed bay window.

**Dining Room (rear):** 11'3" x 11'2" (3.4m x 3.4m). Wood laminate flooring. Double glazed window. Door to:

**Shower Room/WC:** Shower cubicle, wash hand basin and WC.

**Kitchen:** 9'3" x 7'7" (2.8m x 2.3m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Plumbed for washing machine. Tiled flooring. Double glazed door to garden.

**Bathroom/WC:** 7'7" x 5'6" (2.3m x 1.7m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and flooring.

**First Floor:**

**Bedroom 1 (front):** 14'4" x 11'1" (4.4m x 3.4m). Double glazed windows.

**Bedroom 2 (middle):** 11'4" x 9'1" (3.5m x 2.8m). Double glazed window.

**Bedroom 3 (rear):** 9'2" x 7'7" (2.8m x 2.3m). Double glazed window.

**External Features:** Front and rear gardens, the rear garden being mainly paved.

**PRICE: £550,000 FREEHOLD**

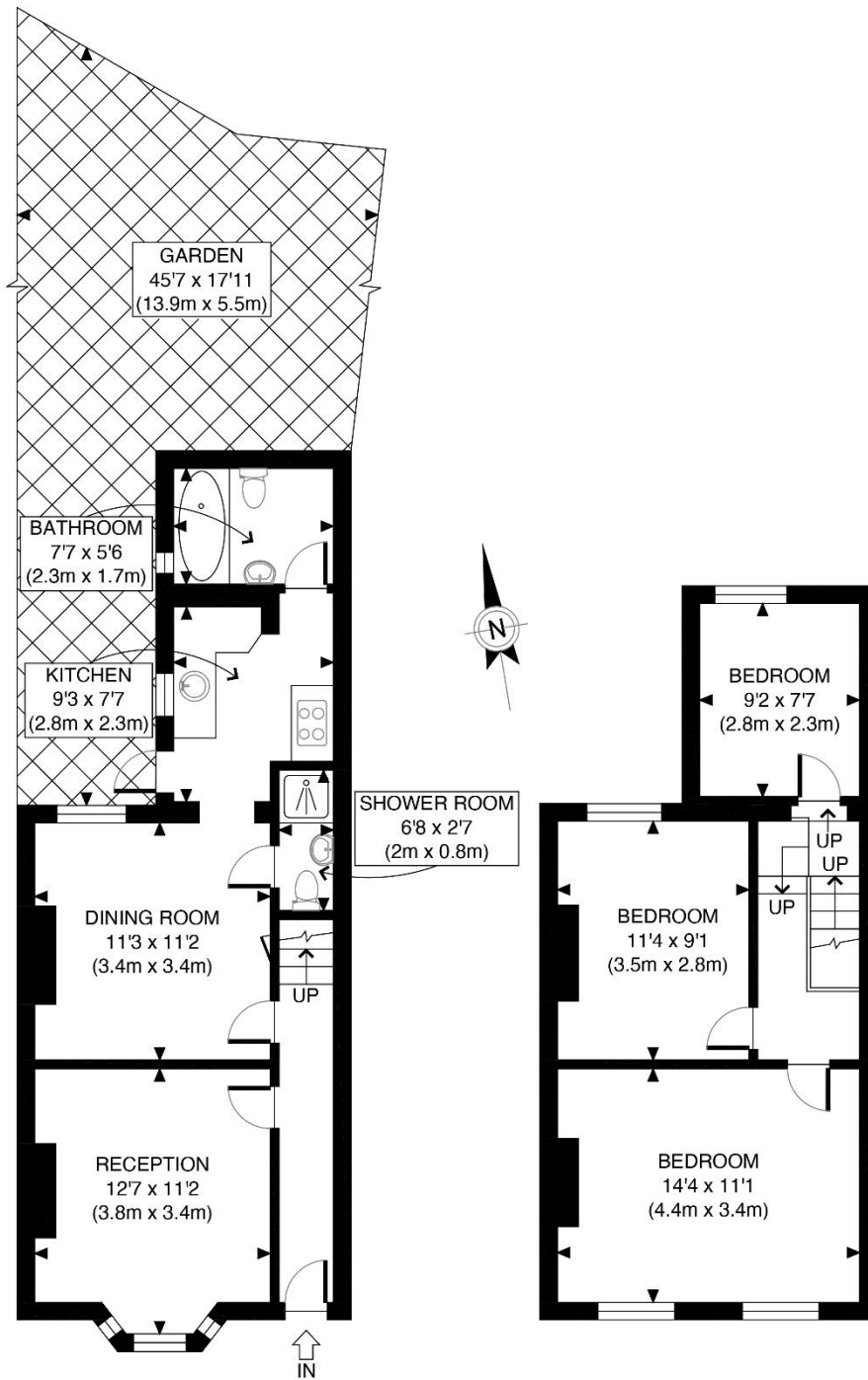
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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

**COOPER ROAD, LONDON, NW10 1BG (Continued)**



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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 456 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 406 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 SQM</p> <p>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</p>	Cooper Road	
	date	25/07/24