

GREENCREST PLACE, DOLLIS HILL LANE, NW2 6HF



EPC Rating: C

We are privileged to bring to the market this beautifully presented third floor flat situated in this select residential development constructed some five years ago and located just off Dollis Hill Lane with the magnificent 80 acres of Gladstone Park being within a few yards walk. Benefits include:-

- Gas central heating
- Double glazed windows
- Wood flooring throughout
- Exclusive south facing terrace measuring some 16'6" x 11'6" and enjoying panoramic views over Central London
- Two good sized bedrooms
- Two bathrooms (one ensuite)
- Downlights to ceilings
- Exclusive large under cover parking space
- Elevator to all floors
- Security entry phone system to communal doors
- Gross internal floor area of 954 sq ft (89 sq m) approximately
- Carpeted internal hallways
- Spacious open plan lounge/kitchen measuring 26'5" x 11'7"
- Fully integrated kitchen with quartz worktops
- Balance of new build warranty
- Gated development with electric security gate to parking area
- The nearest underground stations are Dollis Hill or Neasden (Jubilee Line)
- The property is situated within 15 minute walk approximately of the newly opened Brent Cross West Station having Thameslink trains into Kings Cross in approximately 15 minutes
- Local bus services can be found within a few yards
- Brent Cross shopping complex is approximately 2 miles radius

PRICE:£550,000.....LEASEHOLD

GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)

The accommodation is arranged as follows:

Third Floor:

Entrance Hall: Built-in cloaks/storage cupboard.

Open Plan Lounge/Kitchen: 26'5" x 11'7" (8.06m x 3.54m). This room is flooded with natural light via double aspect windows and doors to two walls with French doors leading out on to the exclusive terrace.

Kitchen Area: Fitted with a range of built-in white high gloss finish wall mounted cabinets and matching base cabinets with quartz worktops above. Cupboard with gas boiler. Fully integrated kitchen including fridge/freezer, dishwasher, washing machine, ceramic hob with oven below and extractor hood above hob. Sink unit with mixer tap.

Bedroom 1: 11'2" x 11'0" (3.40m x 3.35m). Double glazed window. Door to:

Ensuite Shower Room/WC: Corner shower cubicle. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap and drawer below. Heated towel rail. Fully tiled walls and flooring.

Bedroom 2: 11'0" x 10'7" (3.35m x 3.22m). Double glazed window.

Family Bathroom/WC: 7'2" x 5'7" (2.18m x 1.70m). Panelled bath with mixer tap and shower above with shower screen. Vanity wash hand basin with drawer below and mixer tap. Low level WC with concealed cistern. Fully tiled walls and flooring. Heated towel rail.

External Features: Own reserved parking space accessed via electric gates from Dollis Hill Lane. Sole use of south facing rear terrace 16'6" x 11'6" with decking and views over London.

Lease: 193 years approximately remaining.

Ground Rent: £350 per annum.

Service Charge: Approximately £1,413 per annum.

Council Tax Band: C

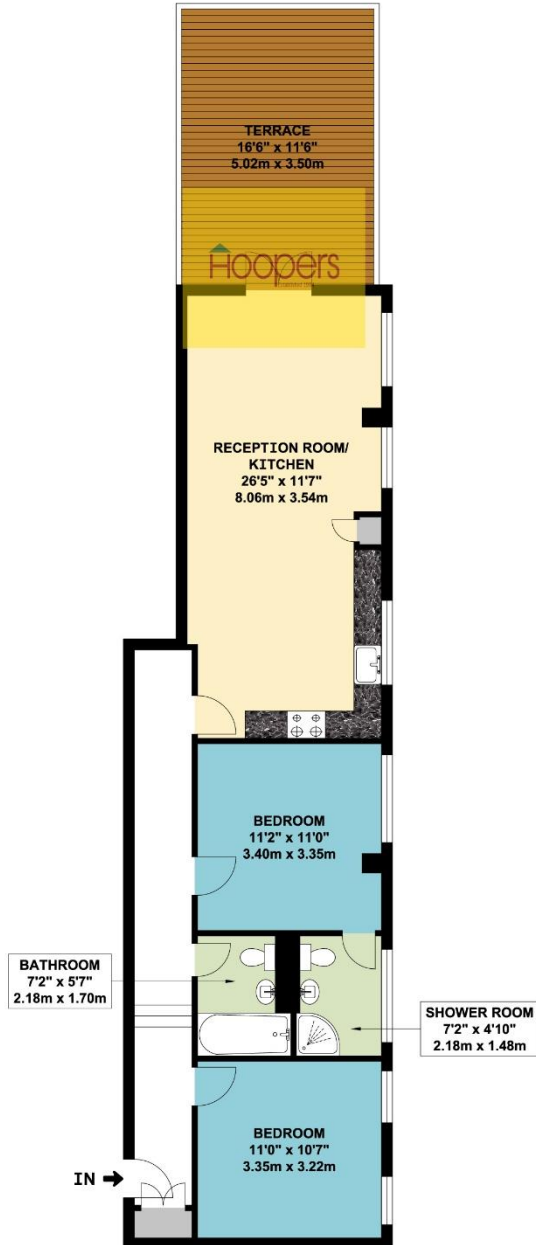
PRICE: £550,000 LEASEHOLD

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.

GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)



GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)**GREENCREST PLACE, DOLLIS HILL LANE
LONDON NW2****THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 764.45 SQ. FT / 71.02 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 953.57 SQ. FT / 88.59 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".