

SOUTHVIEW AVENUE, LONDON, NW10 1RB



EPC Rating: D

We are delighted to bring to the market this fabulous beautifully presented duplex maisonette and viewing is highly recommended to appreciate the size and features that the property has on offer.

The property is located in Dollis Hill and is equidistant between Dollis Hill and Neasden (Jubilee Line) Stations with the magnificent 80 acres of Gladstone Park being within a few yards.

- Gas central heating
- Double glazed windows
- Own front door to street
- Two double bedrooms
- Recently fitted kitchen intercommunicating with airy and bright conservatory extension providing dining area
- Split level accommodation
- 24' x 10'4" spacious lounge
- Sole use of own rear garden
- Gross internal floor area of 930 sq ft (86 sq m) approximately
- Brent Cross Shopping complex is approximately 2.5 to 3 miles radius
- Lease over 900 years remaining

PRICE:£499,950.....LEASEHOLD

SOUTHVIEW AVENUE, LONDON, NW10 1RB (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to first floor with uplighters

First Floor:

Lounge: 22'4" x 10'4" (6.81m x 3.15m). Wood flooring. Double glazed windows. Ceiling cornice. Downlights to ceiling.

Bedroom 2: 10'11" x 8'7" (3.34m x 2.63m). Ceiling cornice and downlights. Double glazed window.

Kitchen: 9'2" x 8'1" (2.80m x 2.47m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz worktops and tiled surrounds. Cupboard with gas boiler. Sink unit with mixer tap. Integrated appliances including fridge/freezer, dishwasher and washer/dryer. Wood flooring. Open plan with:-

Conservatory Extension: 8'6" x 7'10" (2.60m x 2.40m). Double glazed windows and double glazed door to stairs to rear garden.

Bathroom/WC: Panelled bath with centre mixer tap, shower screen and rain shower above bath. Vanity wash hand basin with mixer tap and cupboards below. Low level WC with concealed cistern. Fully tiled walls and tiled flooring with underfloor heating. Heated towel rail.

Second Floor:

Bedroom 1: 17'7" x 14'11" (5.36m x 4.55m). Built-in wardrobes. Double glazed Velux windows to roof slopes.

External features: Own rear garden with covered seating area and lawn.

Lease: 999 years from 25 March 1952, thus 927 years remaining approximately.

PRICE: £499,950 **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.

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Southview Avenue NW10



Total Area: 86.4 m² ... 930 ft²

Dimensions are approximate, for display purposes only. (c) Peninsula Surveys Ltd.