

CORN MOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA



EPC Rating:

A second floor 2 bedroom flat with separate kitchen and long lease set in this purpose built “Fairview” development constructed circa 1990 and situated in Dollis Hill on the renowned Dollis Hill Estate

- 2 bedrooms
- Reception room
- Kitchen
- Gas central heating
- Secure entry phone system
- Bathroom/WC
- Wood laminate flooring
- Gross internal floor area of 513 sq ft (48 sq m) approximately
- Situated within a few hundred yards of Dollis Hill (Jubilee Line) tube station and a few hundred yards of Gladstone Park
- Residents’ parking
- Ideal for first time buyers/investors alike
- Chain free sale
- Viewing highly recommended
- Long lease

PRICE:£380,000.....LEASEHOLD

CORN MOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Entry phone. Wood laminate flooring.

Reception Room: 14'2" x 13'3" (4.32m x 4.03m). Double glazed window. Wood laminate flooring. Door to:

Kitchen: 11'6" x 5'8" (3.50m x 1.73m). Double glazed window. Single drainer stainless steel sink unit with mixer tap and cupboard below. Fitted wall and base units. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls. Storage cupboard with wall mounted boiler.

Bedroom 1: 12'2" x 10'9" (3.72m x 3.28m). Double glazed window. Wood laminate flooring.

Bedroom 2: 10'4" x 5'5" (3.16m x 1.64m). Double glazed window.

Bathroom/WC: 8'15 x 4'6" (2.57m x 1.36m). Frosted rear aspect window. Panelled bath with mixer tap and shower attachment with shower curtain. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring.

Lease: 189 years from 24 June 1989 thus having approximately 155 years remaining.

Service charge: To be confirmed.

Ground rent: £250 per annum.

PRICE**£380,000****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.

CORNLOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)



CORMOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)**CORMOW DRIVE
LONDON NW10****SECOND FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 512.79 SQ. FT / 47.64 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".