

HAWARDEN HILL, LONDON, NW2 7BR



EPC Rating: C

Presenting for sale a third (top) floor flat offering great views with vacant possession and situated in this 1980's built Barratt development at the junction of Brook Road with Dollis Hill Lane and overlooking Gladstone Park. The property would be ideal for first time buyers or investors alike and viewing is highly recommended. Benefits include:

- A one bedroom top floor flat located in this private development.
- Gas central heating
- Chain free sale
- Double glazed windows
- 133 year lease
- Allocated parking
- The property is located within a few yards of Gladstone Park.
- Security entry phone system to main door
- Carpeted internal hallways
- Communal gardens
- The nearest Tube Stations are Dollis Hill and Neasden (Jubilee line)
- Gross internal floor area of 488 sq ft (45 sq m) approximately
- The property is within 15 minutes walk approximately of the newly opened Brent Cross West Station with overground trains into Kings Cross in approximately 15 minutes
- Brent Cross Shopping complex is 2 to 3 miles

PRICE:£329,950..... LEASEHOLD

HAWARDEN HILL, LONDON, NW2 7BR (CONTINUED)

The accommodation is arranged as follows:

Communal front door with secure entry phone system. Stairs to:

Third Floor:

Entrance Hall: 2 storage cupboards.

Lounge: 18'4" x 11'2" (5.60m x 3.40m). Double glazed window. Wood laminate flooring. Leading to:

Kitchen: 9'2" x 6'5" (2.80m x 1.96m). Fitted white wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Gas hob with oven below and extractor hood above hob (all in stainless steel). Plumbing for washing machine. Wall mounted boiler.

Bedroom (front): 14'2" x 8'6" (4.33m x 2.60m). Double glazed window. Storage cupboard.

Bathroom/WC: 6'5" x 5'6" (1.96m x 1.67m). Tiled walls. Low level WC. Panelled bath with mixer tap. Vanity wash hand basin with cupboards below. Heated towel rail.

External Features: Communal gardens and allocated parking.

Lease: From 25 December 1980 to 24 December 2157, thus having 133 years remaining approximately.

Ground Rent: £125 p.a.

Service Charge: £2,500 p.a.

PRICE: £329,950 LEASEHOLD

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

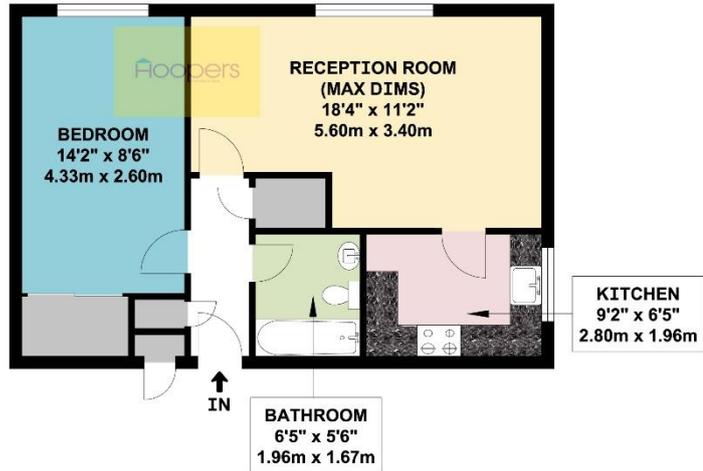
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

HAWARDEN HILL, LONDON, NW2 7BR (CONTINUED)



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HAWARDEN HILL, BROOK ROAD
LONDON NW2

**THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 487.71 SQ. FT / 45.31 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".