

**MIDWOOD CLOSE, DOLLIS HILL, NW2 6YL**



EPC Rating: D

Nestled in a purpose built development of flats just off Dollis Hill Lane, this stylish second-floor modern flat offers sleek, contemporary living in a sought-after location. Local shops and schools are within ½ mile radius approximately. This property perfectly blends convenience and comfort and early viewing is highly recommended to fully appreciate all it has to offer.

- Gas central heating
- Double glazed windows
- Balcony
- Gross internal floor area of 515 sq ft (48 sq m) approximately
- Well presented kitchen
- Communal parking
- Close to Gladstone Park
- Choice of two stations, Dollis Hill (Jubilee Line) or Brent Cross West, (Thameslink).

**PRICE: .....£315,000.....LEASEHOLD**

## **MIDWOOD CLOSE, DOLLIS HILL, NW2 6YL (CONTINUED)**

The accommodation is arranged as follows:

### **Second Floor:**

**Entrance Hall:** Large walk-in cupboard.

**Lounge (rear):** 15'6" x 11'6" (4.72m x 3.51m). Wood flooring. Double glazed window. Door to balcony.

**Bedroom (front):** 14'6" x 8'8" (4.43m x 2.64m). Double glazed window.

**Kitchen:** 13'3" x 5'10" (4.05m x 1.78m). Featuring a built-in gas hob with an extractor hood above and oven below, this kitchen combines style and functionality. Ceramic tiled flooring and part-tiled walls. Plumbed for washing machine. This flat offers ample storage with built-in wall cupboards and matching base cabinets topped with work surfaces. A sink unit completes this practical and well-designed kitchen.

**Bathroom/WC:** 10'6" x 4'8" (3.21m x 1.43m). Fitted with a three piece white suite of panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC. Finished with ceramic tiled flooring and walls for a clean, contemporary feel. A double glazed window provides natural light and ventilation.

**Lease:** 125 years from 1985 thus having approximately 85 years remaining.

**Service Charge:** £150.00 pcm (which includes ground rent and buildings insurance).

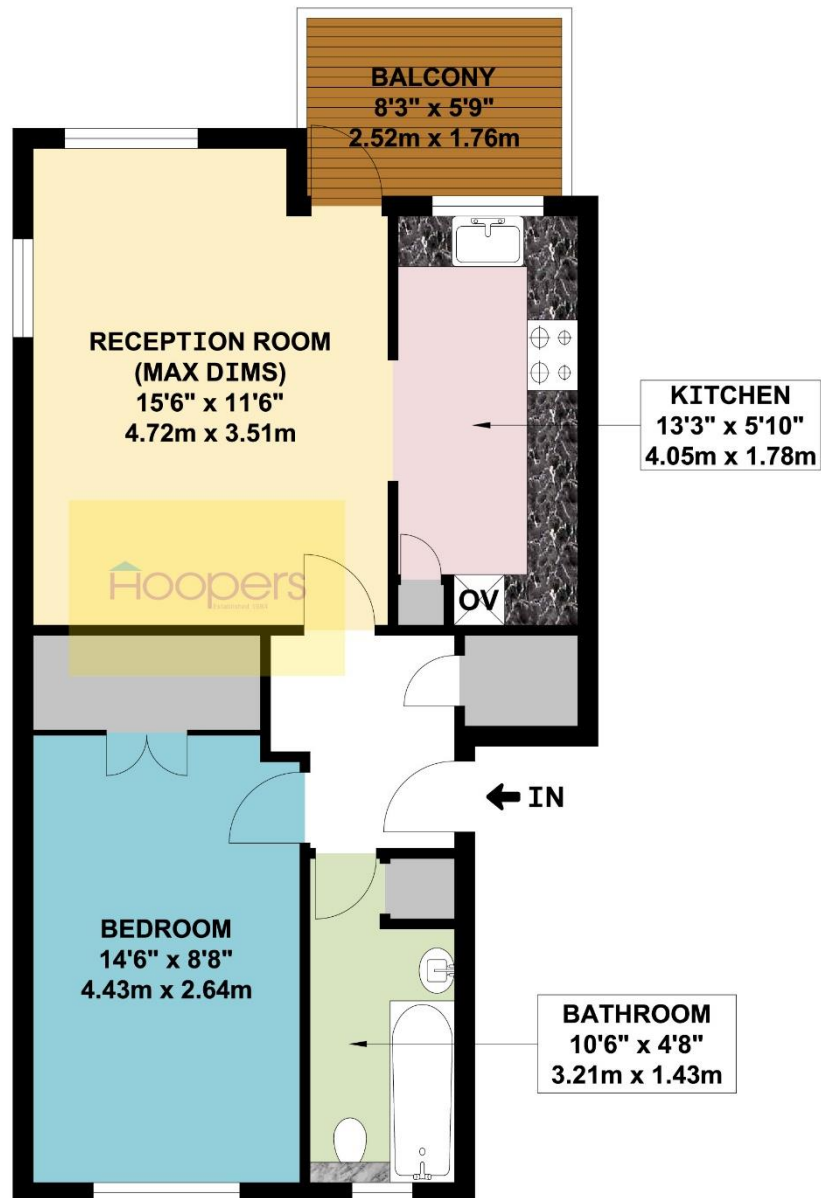
**Council Tax:** Band B.

<b><u>PRICE:</u></b>	<b><u>£315,000</u></b>	<b><u>LEASEHOLD</u></b>
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### **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.

**MIDWOOD CLOSE, DOLLIS HILL, NW2 6YL (CONTINUED)**

**MIDWOOD CLOSE, DOLLIS HILL, NW2 6YL (CONTINUED)****MIDWOOD CLOSE  
LONDON NW2****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 514.62 SQ. FT / 47.81 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 562.30 SQ. FT / 52.24 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".