

BURNLEY ROAD, DOLLIS HILL, NW10 1EE



EPC Rating: D

We are delighted to bring to the market this fabulous ground floor garden flat which must be seen internally to appreciate the excellent condition of the property and the space on offer.

Converted from a two storey 1930's built semi-detached house this flat offers two double bedrooms, spacious open plan lounge/kitchen and sole use of a fabulous garden having a southerly aspect and measuring some 40' in length approximately. The property is located within a few yards of Dollis Hill (Jubilee Line) Tube Station and is situated on the ever popular Dollis Hill Estate with easy reach of Willesden High Road, Walm Lane and local shops and bus services at Hamilton Road. Benefits include:-

- Sole use of south facing rear garden
- 2 double bedrooms
- Spacious open plan lounge/kitchen
- Off street parking for one car to front of property with dropped kerb to Burnley Road
- Side pedestrian access
- New 150 year lease to be supplied on completion
- Shower room/WC and separate WC
- Conservatory extension
- Gross internal floor area of 731 sq ft (68 sq m) approximately

PRICE: £499,950.....LEASEHOLD

BURNLEY ROAD, DOLLIS HILL, NW10 1EE (Continued)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboard. Wood flooring.

Open Plan Lounge/Kitchen: 13'1" x 10'5" (3.98m x 3.17m). Wood flooring. Downlights to ceiling.
Kitchen Area: 10'1" x 9'9" (3.07m x 2.97m). A range of built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Plumbing for washing machine. Tiled flooring. Double glazed door to:-

Conservatory: 9'10" x 8'7" (3.00m x 2.61m). Tiled flooring. Double glazed door to garden.

Bedroom 1 (front): 14'5" x 12'6" (4.40m x 3.80m). Double glazed window. Built-in wardrobes. Wood flooring.

Bedroom 2 (rear): 13'8" x 7'8" (4.16m x 2.34m). Double glazed window. Built-in wardrobes. Wood flooring.

Shower Room/WC: 8'0" x 4'6" (2.44m x 1.38m). Wide shower cubicle, vanity wash hand basin with mixer tap and low level WC. Heated towel rail. Tiled flooring. Double glazed window.

Separate WC: Low level WC. Wash hand basin. Tiled flooring.

External Features: Sole use of 40' approximate south facing rear garden with Astroturf, patio and outbuildings with electricity supply. Side pedestrian access.

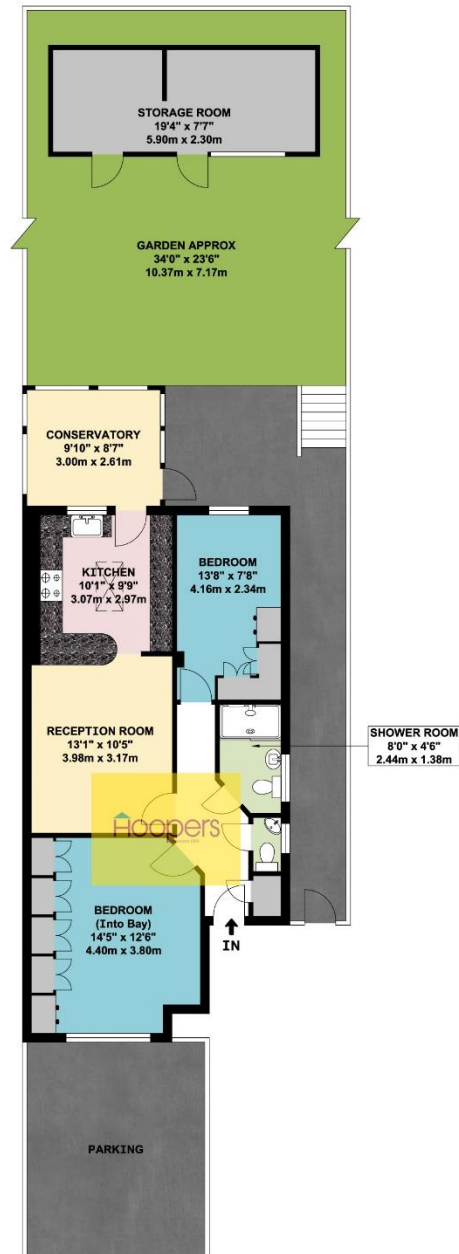
PRICE: £499,950 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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

BURNLEY ROAD, DOLLIS HILL, NW10 1EE (Continued)



BURNLEY ROAD, DOLLIS HILL, NW10 1EE (Continued)**BURNLEY ROAD
LONDON NW10****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 646.37 SQ. FT / 60.05 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 730.65 SQ. FT / 67.88 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".