

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EG



EPC Rating: D

Presenting for sale this unusual three floor centre terrace town house constructed circa 1990's and offering spacious family accommodation or representing a perfect buy-to-let investment due to the property being within a couple of minutes walk of Dollis Hill (Jubilee Line) Tube Station.

- Five rooms
- Kitchen/diner
- Three bathrooms
- Garden annexe comprising two rooms
- Utility area and bathroom
- The rent roll for this property could be exceptional
- Potential off street parking to front of property
- Rear garden
- The magnificent 80 acres of Gladstone Park are within a few hundred yards
- Local shops are across the road with Willesden Green multiple shopping and transport services including Willesden Green (zone 2 Jubilee Line) Tube Station are within half to 1 mile radius
- Gross internal floor area of 1,124 sq ft (104 sq m) approximately

PRICE: £865,000.....FREEHOLD

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cupboard. Tiled flooring.

Shower Room/WC: 6'3" x 6'2" (1.91m x 1.88m). Shower cubicle. Vanity wash hand basin. Low level WC. Tiled flooring and walls.

Room (front): 9'5" x 8'2" (2.87m x 2.50m). Double glazed window. Wood flooring.

Kitchen/Diner: 13'0" x 11'6" (3.95m x 3.50m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Electrica hob with oven below and extractor hood above hob. Tiled flooring. Wall mounted gas boiler. Door to garden.

First Floor:

Bedroom 1 (rear): 16'6" x 11'6" (5.04m x 3.50m). French doors to Juliet balcony. Door to:

Ensuite Shower Room/WC: 7.5" x 2'10" (2.25m x 0.87m). Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls.

Bedroom 2 (front): 12'0" x 9'6" (3.66m x 2.90m). Double glazed window.

Second Floor:

Bedroom 3 (rear): 11'6" x 10'5" (3.50m x 3.18m). Double glazed window.

Bedroom 4 (front): 12'0" x 9'6" (3.66m x 2.90m). Double glazed window.

Bathroom/WC: 8'2" x 6'0" (2.48m x 1.80m). Panelled bath, low level WC and pedestal wash hand basin. Tiling to floor and walls.

Landing: Cupboard with megaflo water tank.

Garden Annexe:

Room: 16'6" x 7'9" (5.03m x 2.37m). Double glazed window.

Room (rear): 10'5" x 9'0" (3.18m x 2.74m).

Shower Room/WC: 7'7" x 5'0" (2.30m x 1.88m). Shower cubicle, low level WC and vanity wash hand basin with mixer tap. Tiling to floor and walls. Heated towel rail.

Utility Area: Plumbing for washing machine and storage facilities.

External Features: Concreted front garden with potential for off street parking. Side pedestrian access. Front and rear gardens, the rear garden being 26' in length.

Council Tax: Band E.

PRICE: £865,000 FREEHOLD

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

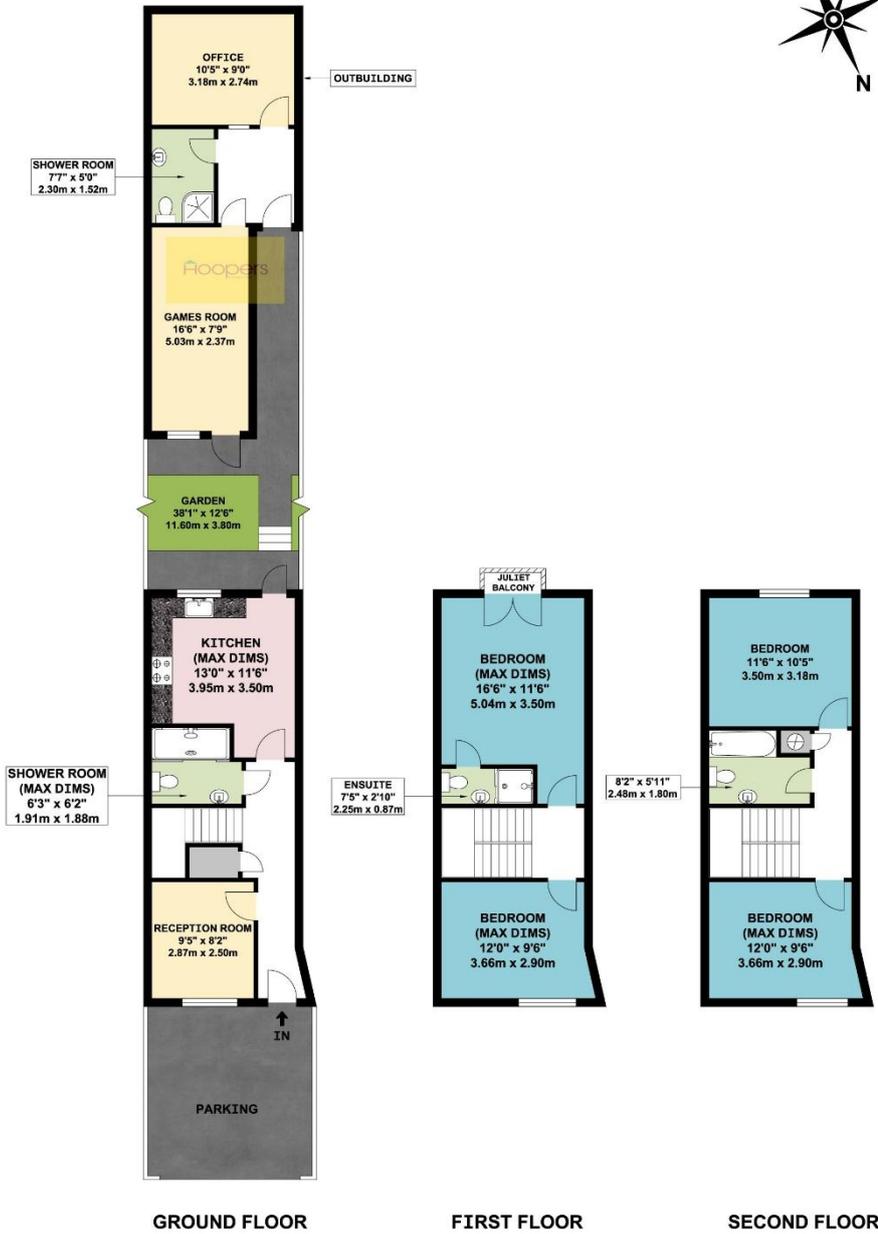
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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APPROX. GROSS INTERNAL FLOOR AREA 1123.86 SQ. FT / 104.41 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1448.49 SQ. FT / 134.57 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".