

HAWARDEN HILL, (DOLLIS HILL LANE), LONDON, NW2 7BR



EPC Rating: E

An opportunity to purchase a top floor flat located in this lovely residential development built by Barratt Homes circa 1982 and affording views over the lovely 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Two good sized bedrooms
- Security entry phone system to communal door
- Communal gardens
- Residents parking with allocated parking space
- Access to useable loft
- Gross internal floor area of 669 sq ft (62 sq m) approximately
- The nearest Stations are Dollis Hill (Jubilee Line) or Brent Cross West (overground trains)
- Brent Cross Shopping complex is approximately 2 to 3 miles radius

PRICE: £375,000..... LEASEHOLD

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The accommodation is arranged as follows:

Top Floor:

Entrance Hall: Built-in cupboard.

Lounge: 16'4" x 13'3" (4.97m x 4.03m). Double glazed window. Open plan with:

Kitchen: 9'0" x 8'0" (2.74m x 2.44m). Sink unit. Built-in gas hob with oven below and extractor hood above hob. Fitted wall and base cabinets with work surfaces above and tiled surrounds. Double glazed window overlooking Gladstone Park. Plumbing for dishwasher and washing machine.

Bedroom 1 (rear): 12'10" x 10'6" (3.92m x 3.20m). Double glazed window.

Bedroom 2 (front): 11'7" x 10'6" (3.53m x 3.20m). Double glazed window.

Bathroom/WC: 8'0" x 7'0" (2.44m x 2.12m). Three piece suite of panelled bath, low level WC with concealed cistern and vanity wash hand basin with cupboards below. Tiling to floor and walls.

Lease: 187 years from 25 December 1980 thus having approximately 145 years remaining.

Service Charge: Approximately £2,300 p.a.

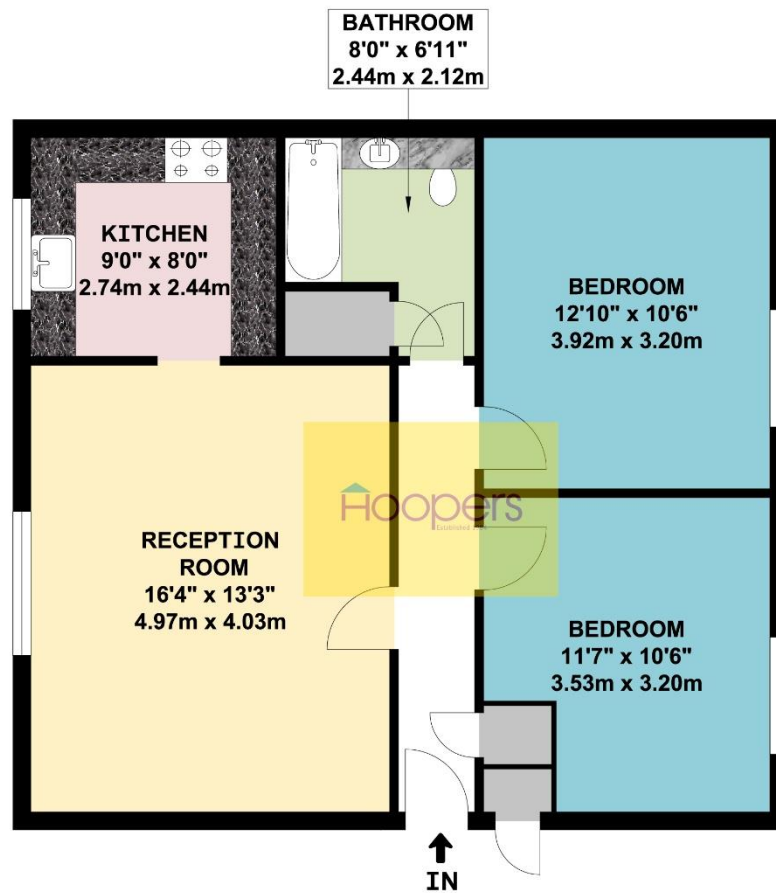
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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HAWARDEN HILL, (DOLLIS HILL LANE), LONDON, NW2 7BR**HARWARDEN HILL
LONDON NW2****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 669.40 SQ. FT / 62.19 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".