

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG



EPC Rating: C

A spacious four bedroom ground floor flat located in this sought after Art Deco 1930's constructed building overlooking Gladstone Park.

Nevilles Court has two, three and four bedroom properties and this flat is one of the largest type of original construction you can find in Nevilles Court.

- Gas central heating
- Double glazed windows
- 4 bedrooms
- Chain free sale
- The property is located within a few yards of Gladstone Park with local bus services running along Dollis Hill Lane
- Lease in excess of 900 years
- Gross internal floor area of 1,250 sq ft (116 sq m) approximately
- Residents parking
- Brent Cross shopping complex is approximately 2 to 3 miles
- The nearest stations are Dollis Hill or Neasden (Jubilee Line) or Brent Cross West (overground trains)

PRICE:Offers in the region of £500,000....SHARE OF FREEHOLD

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall:

Lounge/Dining Room: 26'0" x 14'11" (at widest) (4.56m x 4.55m). Double glazed window. Wood flooring.

Bedroom 1 (rear): 18'8" x 11'11" (5.68m x 3.62m). Double aspect double glazed windows Built-in wardrobes and closet.

Bedroom 2 (rear): 14'6" x 10'10" (4.42m x 3.30m). Double glazed window. Built-in wardrobes.

Bedroom 3 (middle): 10'10" x 8'11" (3.30m x 2.72m). Double glazed window. Built-in cupboard.

Bedroom 4 (rear): 11'2" x 6'5" (3.40m x 1.95m). Double glazed window.

Kitchen: 10'7" x 9'0" (3.22m x 2.75m). Fitted with a range of 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. Plumbing for washing machine. Stainless steel sink unit. External door to rear.

Bathroom/WC: 8'2" x 5'6" (2.50m x 1.68m). Panelled bath with mixer tap and shower above and shower screen. Wash hand basin. Low level WC. Ceramic tiling to floor and walls. Built-in cupboards.

External Features: Communal lawns to front. Residents parking.

Lease: 999 years from 20 July 1973 thus 948 years remaining.

Service Charge: (including reserve fund) is £1,319.03 per 4 months approximately.

Council Tax: Band D.

PRICE: Offers in the region of £500,000 SHARE OF FREEHOLD

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.

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)



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**NEVILLIES COURT, DOLLIS HILL LANE
LONDON NW2**

**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 1249.90 SQ. FT / 116.12 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".