

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



EPC Rating: C

A first floor flat located in this popular residential development constructed circa 1982 by Barratt Homes and representing a good opportunity for a first time buyer or buy-to-let purposes. Benefits include:-

- Two double bedrooms
- Gas central heating
- Double glazed windows
- Chain free sale
- Spacious lounge
- Open plan kitchen
- Lease of 147 years approximately
- The property is located directly opposite the magnificent 80 acres of Gladstone Park with the nearest Stations being Dollis Hill or Neasden (Jubilee Line)
- Gross internal floor area of 674 sq ft (63 sq m) approximately

PRICE:£369,950..... LEASEHOLD

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

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge: 16'4" x 13'3" (4.98m x 4.03m). Double glazed window. Wood flooring. Open plan with:

Kitchen: 9'0" x 8'5" (2.75m x 2.57m). Built-in gas hob with extractor hood above. Split level oven. Plumbed for washing machine. Fitted wall and base cupboards with work surfaces above and tiled surrounds. Sink unit with mixer tap. Breakfast bar. Tiled flooring.

Bedroom 1 (rear): 12'10" x 10'6" (3.90m x 3.21m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 2 (front): 11'10" x 10'6" (3.60m x 3.21m). Double glazed window. Wood flooring.

Bathroom/WC: Panelled bath with mixer tap and hand shower. Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Fully tiled walls.

Lease: 189 years from 25 December 1980 thus having 147 years remaining approximately.

Service Charge: Approximately £2,000 p.a.

Ground Rent: To be confirmed.

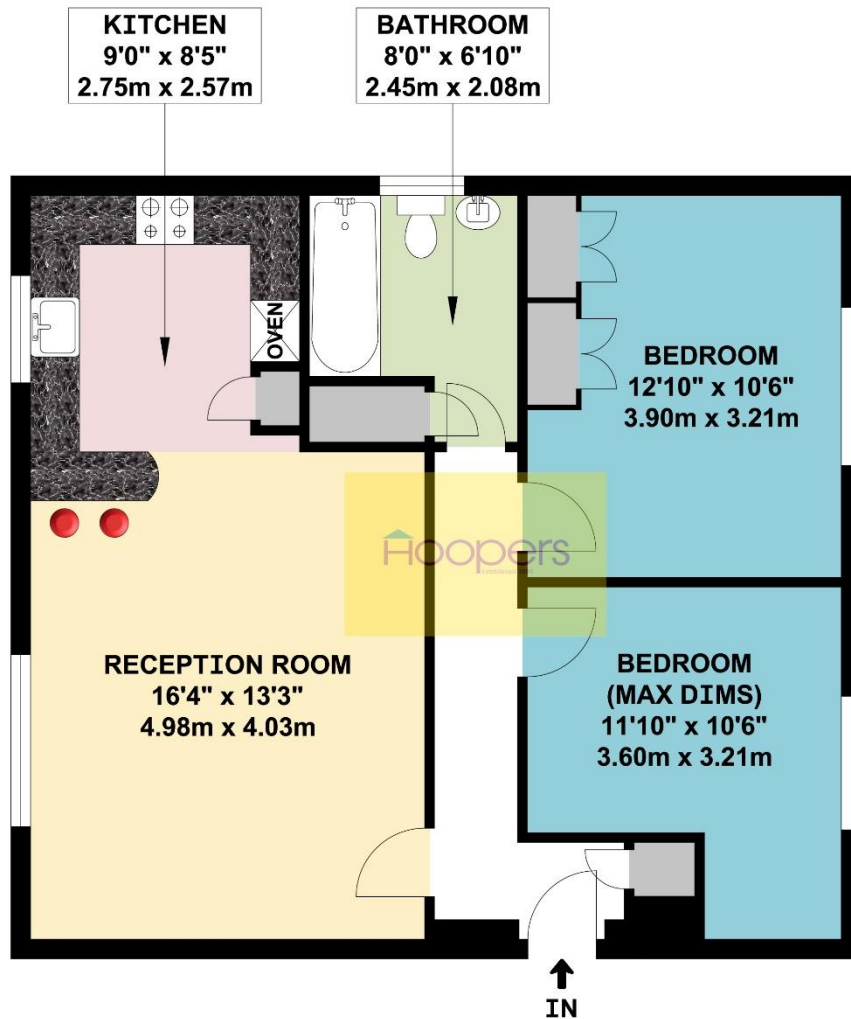
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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 (CONTINUED)**HAWARDEN HILL
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 674.25 SQ. FT / 62.64 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".