

VINCENT GARDENS, DOLLIS HILL, NW2 7RJ



EPC Rating: C

We are privileged to be able to bring to the market this beautifully presented extended first/second floor duplex maisonette and located in this desirable residential street between Tanfield Avenue and Randall Avenue.

The property comprises:

- Three bedrooms
- An additional ensuite WC to loft conversion
- Own rear garden measuring some 23' in length having a southerly aspect
- Own front door to street
- Off street parking for approximately 2 vehicles to the side of the property
- Mock Tudor styling
- Ready to move into condition
- South facing roof terrace
- The nearest Station is Neasden (Jubilee Line)
- Lease of approximately 925 years
- Gross internal floor area of 790 sq ft (73 sq m) approximately

PRICE:£499,000.....LEASEHOLD

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

The accommodation is arranged as follows:

Internal staircase with storage cupboard to ground floor

First Floor:

Lounge (rear): 14'1" x 13'5" (4.28m x 4.09m). Feature fireplace. Wood flooring. Downlights to ceiling. Built-in shelving and cupboards to chimney breast recesses. Double glazed window. Door to:

Kitchen: 10'0" x 9'11" (3.04m x 3.03m). Presented with a range of wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds with work surface lighting. Ceramic tiled flooring. Plumbed for washing machine. Sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Cupboard with gas boiler. Double glazed French doors to roof terrace.

Bedroom 2 (front): 14'2" x 12'5" (4.32m x 3.78m). Built-in wardrobes. Wood flooring. Double glazed bay window. Downlights to ceiling.

Bedroom 3 (front): 7'0" x 6'8" (2.10m x 2.04m). Double glazed oriel window.

Bathroom/WC: 6'7" x 6'1" (2.00m x 1.86m). Panelled bath with mixer tap and rain shower above bath. Wash hand basin and low level WC. Heated towel rail. Half tiled walls. Tiled flooring. Downlights to ceiling.

Second Floor (loft conversion):

Bedroom 1: 13'7" x 12'9" (4.13m x 3.88m). Juliet balcony overlooking garden. Wood flooring. Under eaves storage cupboards. Velux windows to front roof slope. Dormer window to rear. Door to:

Ensuite: Cloakroom with low level WC and wash hand basin. Tiling to floor and walls. Heated towel rail.

External Features: Own south facing roof terrace with staircase down to own rear garden having a southerly aspect. Off street parking for two vehicles to the side of the property.

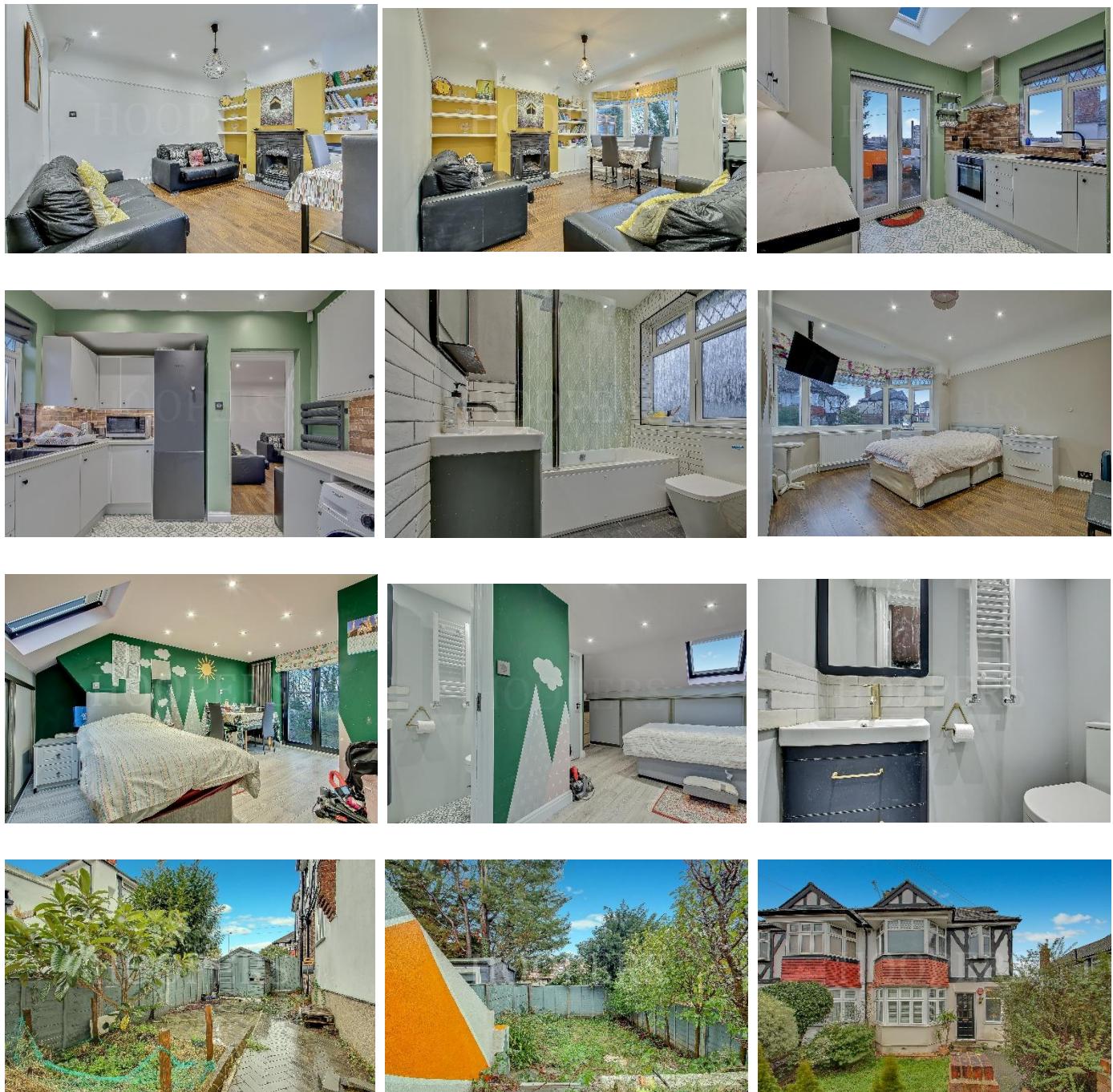
Lease: 999 years from 29 September 1952, therefore having approximately 925 years remaining.

Council Tax: Band C.

<u>PRICE:</u>	<u>£499,000</u>	<u>LEASEHOLD</u>
----------------------	------------------------	-------------------------

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.

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

**VINCENT GARDEN
LONDON NW2**



----- RESTRICTED HEAD HEIGHT -----



APPROX. GROSS INTERNAL FLOOR AREA 789.74 SQ. FT / 73.37 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".